

COMPREHENSIVE LAND USE PLAN FOR THE TOWN OF HAY RIVER

Current Board Members:

Stan Andrews, Chair

Michelle Drury, Clerk

Susan Hitz, Treasurer

Jeff Booth

Thomas Lutzen

ISSUES AND OPPORTUNITIES

Land Use Planning Process

It was the responsibility of the Plan Commission to learn about past community changes, changes likely to occur in the future, community likes and dislikes, and to define what residents want the community to become. It studied supporting information and evaluated Township needs. Community participation in this process included a survey, visioning sessions and open houses. The Plan Commission is charged with the responsibility for making recommendations to the Town Board to ensure implementation of the plan is consistent with the goals and objectives. Based on its findings this plan makes recommendations to the Town Board regarding appropriate actions necessary to address protecting/preserving valuable Township characteristics.

Vision Statement

When drafting the Town of Hay Rivers Comprehensive Plan the Plan Commission will strive to: ***“Preserve Hay River’s Natural Resources without compromising our Rural Character while strengthening our Agricultural Base and lifestyle.”***

Community Involvement

Survey November 2002
Open House # 1 January 25, 2003
Visioning session January 11, 2003
Open House # 2 October 4, 2004
Newsletters March 2003 through September 2004

General Policies

Document public participation
Identify key issues and opportunities that the plan revolves around
Research selected trends in the local economy and demographics
Generate population projections

Socioeconomic profile

Note: unless otherwise noted US Census data is the source of data and information.

Population Changes

Unit of Government	1950	1960	1970	1980	1990	2000	Total Change
Hay River	576	449	419	433	510	546	-30

Population Comparisons

	1990	2000	Total Numeric Change
Town of Hay River	510	546	36
Town Dunn County	35,909	39,858	3,949
Wisconsin	4,891,769	5,363,675	471,906

In 1991 the Town of Hay River was home to 510 people; by 2001 the population had grown to 550, an increase of 7.3%. 98.2% of the population is Caucasian. According to the 2000 Census, there were 270 males (49.5%) and 276 females (50.5).

Household Size	Town (1990)	Town (2000)	County (2000)
Average household size	3.02	2.81	2.57
Average family size	N/A	3.19	3.07

Population, Age and Household Comparison

Town of Hay River	1990	2000	Numeric Change	Percent Change
Population	510	546	36	
Households	169	194	25	
Household size	3.02	2.81		

Population Forecasts, Wisconsin Department of Administration (DOA)

	Census			Projection				
Unit of Government	1980	1990	2000	2005	2010	2015	2020	2025
Hay River	433	510	546	585	618	646	681	718

Comparing projections to actual 2000 data indicates that the population is increasing but at a much higher rate than was originally projected.

Households By type

	Town of Hay River		Dunn County	
	Number	Percent	Number	Percent
Total number of households	194	100	14,337	100
Family households	150	77	9,265	64.6
With children under 18 years	73	38	4,496	31.4

Married couples	122	63	7,754	54.1
With children under 18 years	61	31	3,527	24.6
Female head of household	19	10	993	6.9

With children under 18 years	8	4	666	4.6
Non-family household	44	23	5,072	35.4
Householder living alone	38	20	3,500	24.4
Householder 65 years & older	12	6	1,286	9.0

Married couples, families with their own children under eighteen years of age, represent 62 % of the householders. 77% are family households with their own children under eighteen years of age. 10% are female households with their own children under

eighteen. 22% are non-family households. 21.6% of the households have individuals 65 and over.

Household by Type

Indicates that Dunn County is largely a family community, with 77% as family households and 38% of those are with children under the age of 18. The township has a slightly higher percentage of family households than does the county 64.4% and the township also has a higher percentage of married couples 63% as compared to the county at 54.1%.

Gender and Age

	Town of Hay River		Dunn County 2000	
Total Population	546		39,858	
Subject	Number	Percent	Number	Percent
Male	270	50	20,094	50.4
Female	276	51	19,764	49.6
Under age 5	42	8	2,285	5.7
5-9 years	42	8	2,415	6.1
10-14 years	60	11	2,844	7.1
15-19 years	30	6	4,175	10.5
20-24 years	26	5	5,496	13.8
25-34 years	67	12	4,817	12.1
35-44 years	83	15	5,444	13.7
45-54 years	84	15	4,988	12.5
55-59 years	27	5	1,689	4.2
60-64 years	25	5	1,230	3.1
65-74 years	33	6	2,231	5.6
75-84 years	22	4	1,569	3.9
85 years & older	5	1	675	1.7
Median age	36.3		30.6	

There were 546 residents in the town of Hay River with the distribution listed in **Gender and Age**. The township population has slightly more men than women, while the county is more evenly split. By age, the township and county seem to be distributed the same.

Educational Attainment

	Town of Hay River		Dunn County	
Subject	Number	Percent	Number	Percent
Population 25 years & over	354	100	22,644	100
Less than 9 th grade	21	5.9	1,161	5.1
9-12, no diploma	49	13.8	1,862	8.2
High school graduate (includes equivalency)	139	39.3	8,353	36.9
Some college, no degree	32	9.0	4,621	20.4
Associate degree	31	8.8	1,875	8.3
Bachelor's degree	72	20.3	3,120	13.8
Graduate or professional degree	10	2.8	1,652	7.3
High school graduate or higher		80.2		86.6
Bachelor's degree or higher		23.2		21.1

School Enrollment

	Town of Hay River		Dunn County	
Subject	Number	Percent	Number	Percent
Population 3 years & Over in school	127	100	14,115	100.0
Nursery school, preschool	6	5	543	3.8
Kindergarten	9	7	496	3.5
Elementary (grades 1-8)	81	64	4,261	30.2
High school (9-12)	22	17	2,358	16.7
College or graduate school	9	7	6,457	45.7

Household Income	Number	Percent
	199	100
Less than \$10,000	12	6
\$10,000-\$14,999	14	7
\$15,000-\$24,999	25	13
\$25,000-\$34,999	28	14
\$35,000-\$49,999	30	15
\$50,000-\$74,999	58	29
\$75,000-\$99,999	24	12
\$100,000-\$149,000	6	3
\$150,000-\$199,999	-	-
\$200,000 or more	2	1
Average Household Income	\$41,458	
Average Social Security Income	\$10,537	
Average Retirement Income	\$13,213	

(Due to rounding percent totals may not add up to 100)

Low and Moderate Income Housing

The number of low and moderate-income households is important in projecting future housing needs. Low and moderate income (LMI) households include all households that earn 80% or less of the county median income (\$38,753 x 80% = \$31,002).

Employment Projections, Dunn County

Labor Market Analysts from Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Historical Labor Force

Year	Labor Force	Dunn County Unemployment Rate	Wisconsin Unemployment Rate
1993	20958	4.7	4.7
1994	21108	4.2	4.7
1995	21943	3.6	3.7
1996	22688	3.2	3.5
1997	22540	3.5	3.7
1998	22312	3.2	3.4
1999	21562	3.0	3.0
2000	21945	3.9	3.6
2001	22333	4.0	4.5
2002	22593	4.6	5.5

Source: Wisconsin Department of Workforce Development

Employment Status

	Dunn County	
Subject	Number	Percent
Age 16 & older	31,773	100.0
In labor force	22,439	70.6
Civilian labor	22,415	70.5
Employed	20,791	65.4
Unemployed	1,624	5.1
Armed forces	24	0.1
Not in labor force	9,334	29.4
Female (16 & older)	15,715	100.0
In labor force	10,578	67.3
Civilian	10,566	67.2
Employed	9,876	62.8

(Due to rounding percent totals may not add up to 100)

Employment by Industry

	Town of Hay River		Dunn County	
Subject	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	34	12	1492	7.2%
Construction	36	13	1254	6.0%
Manufacturing	44	16	3535	17.0%
Wholesale trade	8	3	687	3.3%
Retail trade	38	14	2755	13.3%
Transportation, warehousing and utilities	11	4	1026	4.9%
Information	4	1	295	1.4%
Finance, insurance, real estate, rental and leasing	12	4	778	3.7%
Professional, scientific, management,	14	5	845	4.1%

administrative, and waste management services				
Educational, health and social services	45	16	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	16	6	2140	10.4%
Other services (except public administration)	11	4	834	4.0%
Public administration	7	3	578	2.8%

(Due to rounding percent totals may not add up to 100)

HOUSING

General Overview and Basic Objectives

The intent of the housing element is to provide basic information on the housing stock in the community, to analyze trends, and to identify potential problems and opportunities to accommodate the varied housing needs of current and new residents.

General Policies

Assess local housing conditions, age, and structural value and occupancy characteristics.

Review local, state and federal policies and programs;

That meets the needs of persons of all income levels, age groups and those with special needs that promote the availability of land for development or redevelopment of low and moderate income housing and to maintain or rehabilitate housing stock.

Age of Housing Stock

Pre 1940	1940-1959	1960-1969	1970-1979	1980-1989	1990-2000
78	12	22	41	23	30

Housing Starts

2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
18	4	10	3	5	0	6	5	3	3	8	65

2002 There were 5 new homes (stick built or manufactured 1 new mobile home.

Housing Value

	2000	
	Number	Percent
Less than \$50,000	4	9.8
\$50,000-\$99,999	17	41.5
\$100,000-\$149,999	16	39.0
\$150,000-\$199,999	4	9.8
\$200,000-\$299,999	0	0
\$300,000-\$499,999	0	0
\$500,000-\$999,999	0	0
\$1,000,000 or more	0	0
Average	\$98,300	

Occupancy Characteristics

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers.

	2000			
	Town of Hay River		Dunn County	
	Number	Percent	Number	Percent
Total of all units	206	100	15,277	100
1-unit, detached	143	69.4	10,232	67.0
1-unit, attached	0	0	206	1.3
2 units	2	1.0	513	3.4
3 or 4 units	0	0	614	4.0
5 to 9 units	0	0	814	5.3
10 to 19 units	0	0	447	2.9
20 or more units	0	0	527	3.4
Mobile home	61	29.6	1,915	12.5
Boat, RV, van, etc	0	0	9	0.1

Tenure

	Town of Hay River		Dunn County	
Description	Number	Percent	Number	Percent
Total Housing Units	204	100.0	13,252	100
Vacant Housing Units	10	4.9	1,002	
Seasonal	2	1.0		

Occupancy

	2000			
	Town of Hay River		Dunn County	
Description	Number	Percent	Number	Percent
Occupied Housing	194	100	14,337	100
Owner-occupied housing	171	88.1	9,990	69.1
Renter-occupied housing	23	11.9	4,437	30.9

Socioeconomic

Low and Moderate Income Housing

The number of low and moderate-income households is important in projecting future housing needs. Low and moderate income (LMI) households include all households that earn 80% or less of the county median income (\$38,753 x 80% = \$31,002).

Affordable Housing

As new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities and issues such as density; decent and affordable housing; and repair and maintenance of older housing. Affordable housing, as defined by the Department of Housing and Urban Development (HUD), is a housing unit in which essential housing costs do not exceed 30% of the household income. For example, owner-occupied households are considered to be affordable if the principal, interest, taxes, and insurance costs do not exceed 30% of the household income. Rental housing is considered affordable if the rental and utility costs do not exceed 30%.

Selected Monthly Owner Costs as a Percentage of Household Income

	2000	
	Number	Percent
Less than 15.0 percent	14	34.1
Less than 15.0 percent	21	51.2
20.0 to 24.9 percent	0	0
25.0 to 29.9 percent	0	0
30.0 to 34.9 per	0	0
35.0 percent or more	6	14.6

According to the latest census survey 85.3% of our residents occupy affordable housing units.

Special Needs

Rural communities such as ours do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups and for persons with special needs. However, the town does promote outside services to meet these needs. The following are programs and sources for those individual needing special housing needs to use as resources.

Facility Type	Description	Capacity County
Adult Family Homes (AFA) (Licensed by the State)	A place where 3-4 adults receive care or services that may include up to 7 hours per week of nursing care per resident.	9
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live in a community setting. Receiving services such as; room and board, supervision, support services or up to 3 hours of nursing care per week.	7
Facility for the Developmentally Disabled (FDD)	A place where 3 or more unrelated people who are developmentally disabled live.	1
Residential Care Apartment Complex	Independent apartment units which provide; room and board, up to 28 hours per week of supportive care.	1
Nursing Home	A place where 24 hour services are provided for people needing more than 7 hours a week of nursing care.	3

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

Community Development Block Grant Programs

HOME Rental Housing Development

Local Housing Organization Grant Program

Low-Income Weatherization Program

Rental rehabilitation Program

Federal Home Loan Bank of Chicago

Affordable Housing Program

Community Investment Program

U.S. Department of Housing and Urban Development

Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.

Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

Affordable Housing Tax Credit Program

Foundation Grant

Home Improvement Loan Program

Development/Redevelopment & Maintenance/Rehabilitation

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since local (town) government in Dunn County do not have the infrastructure and resources to offer local assistance. Generally speaking the town is agricultural in nature; there are no run down neighborhoods or abandoned industrial sites therefore, there are no traditional “redevelopment opportunities”. Because land in the rural environment is predominantly agricultural the only redevelopment opportunities occur as this land is changed from its current use to a non agricultural use.

Future Needs

Based on population projections, household size figures, growth rates. If new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities.

Household Projections Wisconsin DOA

	Census	Projection				
Unit of Government	2000	2005	2010	2015	2020	2025
Hay River	194	211	226	240	257	272

By 2025 the town is expected to increase in population by 133 people or will grow by 32%. Given the current household size and the projected populations by 2025 the town is expecting to see the number of households increase from 194 to 272 or an increase of 40%.

According to Dunn County housing starts information there has been 57 new housing starts over the last ten years, or an average of 5.7 new homes per year. The

average parcel size in Hay River is 2.76 acres however; the town is predominantly zoned as Agricultural Residential 2 (A2). This zoning district has a minimum lot size for housing of 5 acres which results in the following housing and acreage estimates;

	2010	2015	2020	2025	Total
New houses	14	43	72	101	230
Amount of land (in acres)	70	215	360	505	1,150

TRANSPORTATION

General Policies

Assess existing transportation facilities.

Review statewide planning efforts.

Develop a long term plan for transportation facilities in the community.

Develop goals and objectives to meet current and future transportation needs.

Road Pavement

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

Condition of Local Roads

PASER Rating	Miles	Condition	Percent	Type of Treatment	Average Cost Per Mile
1		Failed		Reconstruction	125,000
2		Very Poor		Reconstruction	75,000
3		Poor		Mill & Pave	50,000
4-5		Fair		Overlay	35,000
6-7		Good		Sealcoat	7,000
8		Very Good		Crack Seal	2,500
9-10		Excellent		None	0
Total					

Road Maintenance Plans

3 year Improvement Local Plan

Road Name	From	To	Miles	Year
1050 th Ave	CTH N	1.5 miles south	1.5	2004 (Complete)
330 th St	980 th Ave	0.5 miles south	0.5	2004(Complete)
370 th St	STH 170	980 th Ave	0.5	2004(Complete)
1160 th Ave	390 th St	CTH F	1.0	2005
1130 th Ave	450 th St	STH 25	1.0	2005
1170 th Ave	280 th St	1160 th Ave	2.0	2006

320 th St	STH 170	1010 th Ave	0.5	2007
280 th ST	1130 th Ave	1210 th Ave	1.5	2007

5 year County Improvement Plan

According to the County Highway Department there are no scheduled improvements to the county system for the next five years

6 year Improvement Plan (State)

According to the Wisconsin Department of Transportation there are no scheduled improvements to the county system for the next five years

Local Road Network

Principle arterials. Serve intra-urban trips. Carry high traffic volumes (Interstates and freeways)

Minor arterials. Serve cities, large communities and other large traffic generators.

Major collectors. Provides service to moderate sized communities and links them to nearby population centers and higher function routes

Minor collectors. Collect traffic from local roads and provide links to all smaller communities, locally important traffic generators and higher function roads.

Local roads. All roads not classified as arterial or collector are local functioning roads.

Existing Transit

Air Transportation

Two light aircraft airports are nearby, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails

The Red Cedar State Trail begins at the Menomonie Depot off SH 29, runs near the Red Cedar River for 14 1/2 miles, and connects to the Chippewa River State Trail. The trail accommodates walking, bicycling, and cross country skiing.

Special Transit Facilities

Disabled Elderly Transportation (DET) transports disabled and elderly citizens. For information regarding this service contact Dunn County Office on Aging. Private bus service is provided in Eau Claire through Greyhound.

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

Existing Transportation Plans

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads

Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified. Are these routes in or near the Township?

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

Summary

Comparing our local transportation policies with state and regional plans reveals; there are no major transportation plans scheduled in our area. As a general rule the town will continue to participate in the road aid and PASER programs. While none of the state and regional plans affect the town they have been included as resources for future use.

UTILITIES AND COMMUNITY FACILITIES

General Overview

The quality of life of the residents of the Town of Hay River depends greatly on the type and extent of the facilities and services available in the community. The residents are concerned about health, safety, education, and recreation. In order to sustain the reputation of the community and to make it attractive to potential new residents, citizens must have a good understanding of current conditions.

This element examines a variety of the factors in making a community of high quality. The intent is to acquaint individuals with specific factors that currently exist. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the coming years.

Objectives of the Element

The intent of this element is to provide information on the facilities and services currently available to the Township. This information should help identify what additional facilities are needed to obtain the level of life desired for the community in the future.

The structure and content of this element is based on the following policies:

Identify and describe the range of community services currently provided in the Township.

Identify the capacity of community services currently provided.

Identify and describe the range of public facilities currently provided in the Township.

Identify what public facilities need to be expanded.

Existing Facilities and Services

Water Facilities

There is no public water system in place within the township. Residents get potable water from private wells. The nearest public water system is in the Village of Wheeler and the Village of Boyceville.

Wastewater Facilities

There is no public sanitary sewer system in place within the township. Resident's sanitary sewer needs are met through private septic systems. The nearest public sanitary sewer system is in the Village of Wheeler and the Village of Boyceville.

Storm Water Management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed Using the natural contours of the land in most sections of the township with drainage flowing down local creeks to the Hay River. Where roads and other construction have disturbed the terrain ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. Storm water management is briefly discussed in the Dunn County Comprehensive Ordinance but does not apply to the town.

In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have to be installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling

The Township manages its own Solid Waste management and recycling program. Residents take their garbage and recyclable materials at the town hall. Glass, metal cans, plastic, newspaper, and cardboard are sorted and recycled. Garbage is compacted and shipped to an appropriate landfill. Building materials, appliances, and other large items must be processed at the drop-off site on Highway 29 west of Menomonie.

Recreational Facilities and Area Attractions

Several outdoor recreational activities are available in the area. These include hunting, fishing, hiking, golf, biking, cross country skiing, and snowmobiling. A major attraction is Hoffman Hills cross country skiing and hiking area along with the state and county snowmobile trails connecting to adjoining townships and counties. Hoffman hills offers camping and picnicking for organized youth programs. The Red Cedar River, Lake Menomin and Lake Tainter offer water sports and fishing a public boat landing is located just below the hydro electric dam at Cedar Falls there are several other boat landings with paved parking areas located north and south along the Red Cedar River. Wakanda Park located in the city of Menomonie offers camping, picnicking; swimming has facilities for organized youth and adult sports such as baseball, softball and horseshoe. There is also a wildlife park and a historic museum within Wakanda. A shooting range is located on 510th Ave. or otherwise known as whispering Hills road. In addition there are public hunting grounds at Big Beaver and Otter Creek.

The Red Cedar State Trail is located nearby with 14.5 miles of trail along the Red Cedar River between Menomonie and Dunnville where it joins the 20-mile long Chippewa Valley Trail leading to Eau Claire.

Library Services

There are four public libraries in Dunn County, Boyceville, Colfax, Menomonie, and Sand Creek. Dunn County is a member of Indianhead Federated Library System (IFLS) a multi-county system which provides library services to all residents within the system. The service includes full access to public libraries participating in the system as well as books by mail and a bookmobile. As a member of IFLS the four libraries have access to library consultants who provide information service such as reference, interlibrary loan service, and support for children's services and services for special needs. All four libraries are governed by municipal boards which meet monthly and are appointed by their municipality. The closest library to Hay River residents is located in Boyceville.

Police Protection

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant, is one of the largest. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on for backup and to handle emergencies in their area.

Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 jail admin.
Investigations/Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

Fire Protection

The Boyceville Fire Department provides protection for Hay River Township. It is an all volunteer department, plus a Chief. The initial response to fire calls includes two engines, two tanker trucks, and a medical unit. The department also has two brush trucks for grass and woods fires. Additional emergency water can be obtained from the Village of Boyceville and Wheeler fire hydrants. The department has mutual aid agreements with departments in Colfax and Glenwood City.

Hazardous Materials HAZ MAT

Class b hazardous materials such as chemical and oil spills up to 25 gallons are cleaned up by the Menomonie Fire Department. This department is required to maintain special training and equipment for such emergencies. Class A spills are anything over 25 gallons and is cleaned up by the Eau Claire or Chippewa Falls Fire Departments. The Material Safety Data Sheets/ Card (MSDS) are used to determine if a class A or B spill has occurred and the law requires that this report be given to the buyer or carrier. The Menomonie Fire Department averages 3 HAZ MAT calls per year ranging from farm pesticides to fuel spills.

Emergency Medical Service

Emergency medical services to the township include a full-time ambulance service from Boyceville, the Dunn County Medical emergency 1st responders Group. This service is dispatched by calling the 911 emergency number with volunteers by pagers during the day and by auto ring phone at night.

The Boyceville ambulance service has 2 ambulances and an all volunteer staff. The service is dispatched by calling the 911 emergency number with volunteers by pagers during the day and by auto ring phone at night. The Dunn County Medical Emergency 1st Responders respond to medical emergencies including sickness, accidents, assaults, etc on a 24-hour basis. In addition to these services many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

Municipal Buildings

The Township owns a multi-purpose building which serves as the town hall and storage facility. The building provides space for monthly town board meetings, the annual township meeting, meeting space for other committees and groups, and the election polling place. In addition, the building provides limited storage space for township-owned road maintenance equipment.

Energy Sources

Electrical power is provided to the Township by the Dunn County Energy Cooperative and Xcel Energy. Xcel Energy provides natural gas pipelines within the Township. Propane gas and fuel oil are supplied by six or more dealers from the surrounding communities of Menomonie and Ridgeland. Natural gas is provided to limited areas of the township through Viking Gas.

Telecommunication Services

Local telephone lines in the Township are provided by Centurytel and Chibardun. Long distance service is available from AT & T, MCI, and other long distance carriers. Cellular phone service is available from a number of different companies.

Health Care Facilities

Township residents have ready access to health care in Menomonie, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care programs.

The Red Cedar Medical Center, the largest of the facilities, provides both clinic and hospital care. Independent physicians and visiting specialists from the Mayo Clinic provide extensive services through the clinic. The Myrtle Werth Hospital is licensed for 55 beds houses including a critical care unit and a birthing center. Emergency care is available 24-hour a day, 7-days a week basis.

Child Care Facilities

A number of licensed child care facilities are available in the area. These range from day care providers approved to offer care in their own homes to larger group centers. These facilities provide care ranging from infants to children age 12.

Five licensed group centers for up to 20 children are operating in the City of Menomonie. Twenty-two licensed in-home centers for four (4) to eight (8) children are listed with Menomonie addresses. Three certified day care providers for no more than three children are also listed in the area. In addition, seven (7) licensed or certified care facilities are listed with Elk Mound, Elmwood, or Eau Galle addresses.

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Cemeteries

Three cemeteries are located in the Town. These include Hay River Township Cemetery, Our Saviors Lutheran Cemetery, and Hay River Lutheran Cemetery. Plots are available in all of the cemeteries.

Schools

A number of educational facilities are available to residents in the Town of Hay River. These range from a local elementary school to three universities within commuting distance. The township is served by the Boyceville Community School District, which operates grades K through 12. (See School District Map) The township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District.

Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

Future Needs

According to the utility providers listed in this section, sufficient capacity is available to meet the projected growth of Hay River. Also none of the providers expressed a concern regarding limiting future services and none have indicated plans to expand services or facilities in the township. The town will continue to keep lines of communication open between utility providers and cooperate when it fits with the direction and goals of the township.

AGRICULTURE

General Overview

Resident and town officials are greatly concerned about the livelihood of our agriculture neighbors and the Town as a whole. The town supports agriculture for several reasons and is committed doing its share to maintain the spirit of positive cooperation within the community. The town supports and encourages an attitude of responsible stewardship towards the land and the town supports educational efforts to help the community to understand the consequences of losing productive farmland. We hope to create plans for the future that please both farmers and city dwellers.

In general our agricultural community has not experienced major conflicts with neighboring non-farm residents. However, as a Town, there is concern regarding the impact of future growth on the agricultural community. To accommodate the continued growth of the agricultural and non-agricultural sectors of the Town, the plan identifies and inventory's large blocks of productive land. These areas are intended to meet the expansion needs of the agricultural community. These areas should provide a pool of neighboring land for purchase or rent without, residential conflicts. These areas will also reduce travel time, wear and tear on the roads and machinery and allow the farm community to consolidate farmland to create larger, more farmable fields, especially in areas where irrigation is required to support sustainable yields.

General Policies

Provide background information on a variety of agricultural resources and programs in the area.

Provide a series of maps to document the location of important agricultural related resources such as productive soils, topography, land cover and water features.

Identify areas where development would have the least impact on the agricultural community.

Identify areas of significant importance as an agricultural resource.

Selected Survey Results

These responses indicate that the citizens of the Town of Hay River want to preserve farms, productive farmland and the rural character of the Township. They support land use policies and regulations that address these concerns. The respondents are not particularly concerned over large farms. However, they do have some reservations about the size of livestock farms. There does not appear to be significant problems with noise, dust, and odors stemming from farm operations. Citizens want to protect their natural resources, open space, and wildlife habitat. We believe that these concerns contribute to the rural character of our Town and our quality of life.

The citizen opinion survey and the entire survey analysis are in Appendix 1

Productive Agricultural Areas

Soils

The town supports the farm community commitment to the stewardship of our land. None of us want to see our fields depleted of good topsoil or our surface and groundwater contaminated. Therefore, we encourage the farm and non-farm community to work with local resource managers to protect these fields.

The Agriculture sub-committee and Plan Commission, in conjunction with the Dunn County Land Conservation Division and the USDA-Natural Resources Conservation Service, utilized the LESA program (Land Evaluation and Site Assessment) to assist us in identifying those areas we are recommending for protection. It is a numeric rating system designed to take into account both soil quality and other factors affecting a site's worth for agriculture. Soil quality factors are grouped under land Evaluation (LE). The other factors are grouped under Site Assessment (SA). At this time only the LE portion of the program has been utilized. The SA factors are of three types: non-soil factors related to the agricultural use of the site, factors related to development pressures, and other public values of the site. In the future these SA factors will be developed and field-tested as an implementation tool.

Soils are categorized as high or medium agricultural productivity and are of importance to the future of farming include Prime farmland, land that has the best combination of physical and chemical properties for the production of crops. Soil properties evaluated to determine prime farmland include wetness, flooding, permeability, stoniness, reaction to erosion, and available water capacity.

Land capability

Another factor under consideration is land Capability. This is the relative degree of management concerns or limitations for agricultural use. Soils are ranked on a scale of 1 (slight limitations) to 8 (most severe limitations), based on the severity of wetness

or erosion concerns, or climactic or root zone limitations. Generally, soils with a capability class of 1 and 2 are considered to be of high agricultural importance. Soils with a class of 3 are considered to be of medium importance and soils with a class greater than 4 are poorly suited for agricultural production.

There can be areas of group 4 through 8 soils within the group 1 and group 2 areas. They must be included if large blocks of land are to be protected. Large block farming prevents farm/non-farm conflicts caused by dust, smells, noise, and the application of manures, pesticides, and insecticides.

Important Farmland:

This land is necessary for the continuation of the production of food or fiber. This was defined strictly on the productivity of soils. It did not reflect whether it is currently being cropped or has a history of cropping. Three factors were considered: Whether it is considered to be prime farmland by the USDA-Natural Resources Conservation Service; Its Capability Class. Soils that were in Class I thru IV were considered as tillable. Class V thru VIII are wet or steep and stony; and, productivity for corn in relationship to the most productive soil in the county. Soils that could be irrigated were also included since they can be highly productive if they have adequate water. (See Appendix B for maps)

Natural Resources

Natural resources often define the features of a local community. In the Town of Hay River, the Hay River, its scenic bluffs along with its productive soils, large woodlots, pure and abundant groundwater, wooded hillsides and wildlife, all help to define the rural character that the residents hold so dear.

Soil, water and air are primary resources which sustain all life. Secondary resources such as fish, forestry, and wildlife increase the quality of life. The old saying, "Treat the earth well; remember that it was not given to us by our parents...but was lent to us by our children", is an important premise on which to plan for the protection of natural resources.

The Plan Commission, with the help of the Dunn County Land Conservation Office and USDA-Natural Resources Conservation Service, defined, identified and mapped the significant resources of the Town of Hay River. Those resources include its productive soils, surface water, water quality management areas, steep slopes, wetlands, areas that are occasionally and frequently flooded, woodlands that are greater than 10 acres, and nonmetallic mining deposits of sand and gravel.

Initial discussions regarding the Natural Resources Element focused on identifying resources that could be logically defined and then mapped. Resource professionals, such as a Soil Scientist, Biologist, Wildlife Manager and Forester, were asked how they would define certain resources and what made them environmentally significant or sensitive. The following is a list of the significant resources and their definitions:

Steep Slopes

These areas are subject to severe erosion from tillage, road construction, and home construction unless precautions are taken. Areas with slopes greater than 20% are considered as environmentally sensitive. This percent slope was chosen because, according to the Soil Scientist, slopes of this steepness make the soils much more unstable and difficult to engineer. (See Appendix B)

Wetlands

Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas

that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). (See Map X)

Floodplains

Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, it includes areas which are subject to occasional or frequent flooding (based on soils). (See Appendix B)

Woodlands

Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage was selected because this is the minimum acreage that can be enrolled in the State's Managed Forest Program and loggers generally don't like to harvest acreages less than this.

Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams which are designated on the 7.5 Minute USGS Topographic Maps. It includes the Hay River, Little Beaver Creek, and several unnamed streams.

On the Citizen Opinion Survey, people agreed that the Hay River should be protected from development. This question ranked second, just behind the protection of Prime Farmland. Although residents were split on whether there is a problem with pollution of the rivers and streams in the Town of Hay River, they were very definitive in their decision that the Hay River's scenic and natural beauty needs to be preserved. Dunn County initiated a Riverway Corridor Committee, in 2003, to study and make recommendations on protection of Rivers in the County. They have drafted an ordinance and recommend it be incorporated in Dunn County's Revised Comprehensive Zoning Ordinance.

Fish

Although the Town of Hay River has some trout streams, the Hay River is its greatest fishery. The River provides a variety of warm water game fish such as walleye, small mouth bass, and northern pike. It is common for people to float the river and fish. This is a source of high quality recreation. This, perhaps, explains the concerns that residents have about development on the River. It should be noted that Tainter Lake and the Red Cedar River above Tainter Lake suffer from high levels of mercury and are subjected to consumption advisories.

Wildlife

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Hay River is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Hay River: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

If the Town of Hay River has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Fewer landowners allow hunting for a number of reasons. Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If wildlife populations aren't properly managed, natural forces such as starvation, predation, and destruction of habitat or disease become the limiting factor. It often takes years before populations recover from natural thinning.

Groundwater

It is the water that saturates the tiny spaces between alluvial material (sand, gravel, silt, clay) or the crevices or fractures in rock. It is vital for all of us. We depend on its good quality and quantity for drinking, recreation, use in industry, and growing crops. It is also vital to sustaining the natural systems on and under the earth's surface. Groundwater is a hidden resource. At one time, its purity and availability were taken for granted. Now, contamination and availability are becoming serious issues.

Although no specific maps are available at the town or county level showing groundwater, other than soils attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. This is critical because what is done virtually in the "backyard" either keeps your groundwater pure or contaminates it.

Most groundwater contamination is first identified by nitrate tests since they are inexpensive and are a good indicator of other contaminants. Hopefully, better information will become available in the future.

Nonmetallic Mining Deposits

The Town of Hay River has rich sand and gravel deposits along the Hay River and its tributaries. These deposits can be found on outwash plains and have been identified and mapped using the new digital Soil Survey.

Endangered Resources

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

Wisconsin's Endangered Species are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

Wisconsin's Threatened Species

These are any species which appears likely within the foreseeable future, on the basis of scientific evidence, to become endangered. See the appendix (insert) for a listing of "Endangered and Threatened Species". Refer to the "Guide to Wisconsin's Endangered and Threatened Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

Aquatic and Terrestrial Resources Inventory (ATRI)

This is a public and private partnership to gather, link, and make available, data that is used for decisions affecting Wisconsin's landscape. The Wisconsin Department of Natural Resources is facilitating the identification, inventory, storage, and distribution of data relating to aquatic (water) and terrestrial (land) resources in Wisconsin. For a map and listing of rare and natural communities, see the appendix.

Invasive Plants

Invasive plants have become recognized in recent years as a major threat to the integrity of natural areas. These species have the ability to invade natural systems and

proliferate, often dominating a community to the detriment and sometimes the exclusion of native species. Invasive species can alter natural ecological processes by reducing the interactions of many species to the interactions of only a few species.

Introduced species may compete directly with native species for nutrients, sunlight, and space, and compete indirectly by altering the food web of the physical environment. Invasive species may also prey on or hybridize with native species. Native species with limited population size or ecological range are particularly susceptible to displacement by aggressive exotic or translocated species. According to a 1996 report by the Nature Conservancy, invasive species have contributed to the population decline of 42 percent of threatened and endangered species in the U.S. Many also pose threats to agricultural areas, urban parks, yards, and roadsides.

Many exotic plant removal and control applications have been developed for agricultural, horticultural, and forest industries. They have focused on the use of intensive mechanical disturbance or chemical treatments. In natural areas, most of these applications are either not feasible or are detrimental to the ecological integrity of the area. For identification and control recommendations, please refer to the "Wisconsin Manual of Control Recommendations for Ecologically Invasive Plants" published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources.

In addition to Agriculture, Natural and Cultural Resources being a required element of a Comprehensive Plan, every county in the State of Wisconsin is required to have a Land and Water Resource Management Plan which identifies its resource concerns and strategies for addressing and correcting the problems. The Towns Comprehensive Plans will be consolidated into Dunn County's Land and Water Resource Management Plan. This plan must provide for an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail.

Water Quality Performance Standards

In order to accomplish the State's goals to improve water quality, the legislature has passed new runoff control rules which are administered by the Department of Natural Resources (NR 151) and the Department of Agriculture, Trade and Consumer Protection (ATCP 50). These rules became effective on October 1, 2002. We recommend the town coordinate participation in

ECONOMIC DEVELOPMENT

General Overview

Above all, the town should preserve the rural nature. We recognize that the Town needs new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be regulated. Growth can be and should be directed for the benefit of the entire community.

General Policies

Understand the economic base of the community and statewide trends affecting the community and region.

Identify economic development programs at the local and state level.

Assess the community's strengths and weaknesses relative to attracting and retaining economic growth.

Identify desirable businesses and industries.

Agriculture continues to be the major element in the economy of the Town. Recently, the economy has been augmented by a variety of small to medium-sized businesses that include retail sales, logging and forest management, telecommunications services, manufacturing, auto and tractor salvage yards, and business services related to tourism.

The citizen opinion survey and the entire survey analysis are in Appendix 1

Labor and Economics

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Hay River had an unemployment rate of 3.7%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

Employed Civilian Population

OCCUPATION	Number	Percent
Management, professional, and related occupations	71	25.4
Service occupations	40	14.3
Sales and office occupations	50	17.9
Farming, fishing, and forestry	11	3.9
Construction, extraction, and maintenance occupations	46	16.4
Production, transportation, and material moving occupations	62	22.1
TOTAL	280	100.0

The work force is fairly evenly distributed among the above occupational categories with the exception of farming, fishing and forestry, 11 people (3.9%).

Class of Worker

	Town of Hay River		Dunn County		State of Wisconsin	
Occupation	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	202	72.1	15,312	73.6	2,217,490	81.1
Government workers	31	11.1	3492	16.8	340,792	12.5
Self employed workers in own not incorporated business	43	15.4	1,862	9.0	167,248	6.1
Unpaid family workers	4	1.4	125	0.6	9,395	0.3

A comparison of the class of workers at the Town, County and State level indicates that across the board “Private wage and salary workers” is the largest class of worker. However, the Town has a larger “self employed worker in own not incorporated business,” 15.4%, than the county, 9.0%, or the state, 6.1%.

Commuting to Work

	1990		2000	
	Persons	Percent	Persons	Percent
16 Years and Older			280	100
Work at Home			28	10.
Drove alone			203	72.5
Carpooled			35	12.5
Walked			9	3.2
Other means			5	1.8
Mean Travel Time = minutes			Mean Travel Time = 32.2 minutes	

Largest Employers in Region

Wal-Mart Associates
 University of Wisconsin-Stout
 Menomonie Public Schools
 County of Dunn
 Minnesota Mining & Manufacturing
 Hunt-Wesson Inc.
 Myrtle Werth Hospital Inc.
 Cardinal F. G. Co.
 Boyceville Public School
 AAM Manufacturing
 Humko

Local Employers

Various in home businesses and local farmers.

Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. To determine whether the industry or business is appropriate for the Town, planners should consider the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area.

Community Strengths and Weaknesses

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.

- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good access to medical services.
- A number of religious institutions.

Weaknesses

- Public sewer and water system.
- No economic assistance programs to promote new businesses.

Local Industrial/Business Parks

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	0
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

The town does not have an industrial/commercial base to use in making future projections. However, the town would review any proposal against the towns plan. If the proposal is appropriate for the town, the town would work to establish those types of businesses or industries in the township. If the proposal is not appropriate, the town would recommend they pursue another community, possibly one from the above listed Industrial/business parks.

Economic Development Programs

State and County Programs

The State and the County have some programs to expand existing businesses and to assist in the development of new businesses:

Selected Economic Development Programs

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEER).

Enterprise Development Zone (EDZ)

Community Development Zones (

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

INTERGOVERNMENTAL COOPERATION

Overview

Intergovernmental cooperation may be defined as verbal or adopted arrangements between two or more local units of government to facilitate achievement of common goals or to further common interests. These arrangements are useful as the town implements its Comprehensive Plan because they facilitate efficient use of services along common municipal boundaries. There are two types of intergovernmental agreements used by cities; villages and towns that may help in comprehensive plan implementation; cooperative boundary agreements and intergovernmental cooperation agreements, authorized under section 66.023 and 66.30, respectively, of the Wisconsin Statutes.

School District

The Town helps fund 2 school districts, Boyceville and Colfax. The Chippewa Valley Technical College also gets funds from the Town. The Township receives several benefits from the University of Wisconsin-Stout, located nearby. Several people in the Township are employed at the University, and some students are employed in the township. Moreover, people in the township are able to take advantage of the expertise and technical assistance provided by the university. The town maintains an open door policy with the school district regarding school related issues.

Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain STH 170 and STH 25 the only state highways in the Township.

Existing Areas of Cooperation

Existing cooperative agreements fall under Section 66.30 of the state statutes. This type of agreement allows any municipality to contract with another municipality for services or to exercise joint power or duties. The term "municipality" in Section 66.30 refers to State, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements of Section 66.30 are minimal and are intended to be liberally interpenetrated among the agencies involved. Agreements under section 66.30 are often undertaken for common provision of essential public services such as solid waste management, police and fire protection, public libraries and public transit. Intergovernmental cooperation should be undertaken whenever an opportunity exists to provide essential public services and achieve economy of scale, which reduces the cost of such public services.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, solid waste and other recreational facilities, including a bike trail and numerous parks.

The Dunn County Highway Department and the Town work cooperatively regarding the PASER Program, which is a highway rating and evaluation system; bridge petition program; LRIP, which is a Local Road Improvement Program. The town and county highway department have also worked out agreements regarding road maintenance such as paving; seal coating and crack filling.

The Town works to provide fire and ambulance service through the Boyceville Ambulance Service, which covers the entire township. The Colfax Fire Department provides service to the Township.

The Town works with the following towns regarding road maintenance agreements; Tiffany, Sheridan, Otter Creek and Sherman and works with the Villages of Boyceville and Wheeler.

Existing or potential Areas of Intergovernmental Conflict

At present, the Town has no conflicts with other governmental units.

LAND USE

General policies

Identify changes to the municipal boundary due to annexation

Prepare existing land use map

Assess real estate forces

Identify conflicts

Prepare 20-year projections

Prepare preferred land use map

Existing Land use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface Water, Waste Disposal Sites

Land Use Summary

Total acres in the Town is 23,070.80

	Total Parcels	Improved Parcels	Total Acres	Net Density Per Parcel	Average parcel Size In acres
General Property					
Residential	171	166	471.57	1:48.92	2.76
Commercial	7	6	21.00	1:1,098.61	3.5
Manufacturing	1	1	5.84	1:3,950.48	5.84
Agricultural	499	0	11,725.03	1:1.97	23.50
Swamp & Waste	400	0	2,807.30	1:8.22	7.02
Forest	341	0	5,078.72	1:4.54	14.89
Other	84	84	162.54	1:141.94	1.94
Total	1,503	257	20,272.00		
Woodland Tax					
Private Forest	8	0	318	1:72.55	39.75
Managed Forest Open	22	0	579.57	1:39.81	26.34
Managed Forest Closed	43	0	1,047.25	1:22.03	24.35
Total	73	0	1,944.82		
Exempt Property					
Federal	0	0	0	0	0
State	25	0	666.79	1:34.6	26.67
County	14	0	51.98	1:443.84	3.71
Other	33	0	135.21	1:170.63	4.10
Total	72	0	853.98		

Dunn County Real Estate Activity & Cost

Classification	Average Cost
Residential Home	\$179,544
Residential Lot	\$33,438
Commercial Building	\$149,900
Commercial Lot	N/A
Vacant land	\$74,875
Total	

Contaminated Sites

None exist.

Redevelopment Opportunities

The town is agricultural in nature; there are no run down neighborhoods or abandoned industrial sites therefore, there are no “redevelopment opportunities”. Land in the rural environment is predominantly agriculture in nature and the only

redevelopment in the town will occur as this land is changed from its current use to a non agricultural use or housing.

Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed close to or next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community’s quality of life and land values. Conflicts can also affect future land use development patterns.

From discussions with elected officials and the general population no land use land use conflicts have been identified.

Future Conditions

As per the 2000 census 206 housing units exist in the township since then 35 additional housing starts have occurred. Over the last ten years there have been 65 new housing starts. If the township continues to grow at this rate, the following projections can be expected.

	2005-2010	2011-2015	2016-2020	2021-2025	Total
Number of New Housing Units	32	32	32	32	128
Acreage needed for New Housing Units	160	160	160	160	640
Number of Commercial & Industrial Units	1	0	0	0	0

Based on the housing projections for the next 20 years the town is expecting to see the number of farmland acres decline as new housing starts occur. From the period of 1977 through 1990 the town has lost 1.6% of its farms and has lost 35.3% of its dairy farms. If this trend continues the town can expect a 0.20% decline every five years in the number of farms

Potential Conflicts

If the proposed siting of an Ethanol Plant in the community is approved it could become a land use conflict if the town allows incompatible land uses to locate around or near the facility.

Process to Resolve Conflicts

Sometimes the town may address intergovernmental issues, and finds out those neighboring communities have different visions and ideas.

There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.

- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances.

Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit. If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

Binding arbitration

Non-binding arbitration

Early neutral evaluation.

A focus group

A mini-trial

A moderated settlement conference

A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Presently no conflicts exist with other governmental units. Unwritten but enduring agreements between Hay River and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

Preferred Land Use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface water and Waste Disposal Sites

Future Boundaries and extensions of Public Utilities and Community Facilities

The town shares borders with the village of Boyceville and with the Village of Wheeler. Currently neither is working on a comprehensive plan. The Town does not expect that either has plans to expand beyond its current political boundary. However, if either identifies growth areas within the township the town would encourage that the units of government share these plans as soon as practical so that all affected will have plenty of time to assess its impact and to plan accordingly.

IMPLEMENTATION

Background and authority

Wisconsin act 9 of the 1999-2001 state biennial budget commonly recognized as Wisconsin's "Smart Growth" legislation was approved. Under the new law, any program or action of a town, village, city, county, or regional planning commission after January 1, 2010 that affects land use must be guided by, and consistent with, an adopted Comprehensive Plan and meet the standards of Chapter 66. 1001 of the Wisconsin

Statutes. The town utilized the following State Statutes to comply with the planning mandate,

Chapter 60.61 authorizes and outlines the relationship of planning and zoning for town government.

Chapter 59.69(5)(c) provides for a county zoning ordinance to be effective in a town. On November 8, 1993 the Town of Hay River became a zoned township by approving the Dunn County Comprehensive Zoning Ordinance.

Chapter 62.23 enables the town to exercise village powers. On April 17, 1997 the town adopted village powers allowing the formation of a Plan Commission, to develop a Comprehensive Plan and to do other planning and zoning activities.

On April 20, 2000 the town adopted Ordinance # 205 implementing the Uniform dwelling Code and created a contract position of Building Inspector. The town building inspector follows the State of Wisconsin Unified Dwelling Code when inspecting housing construction and remodeling projects.

OVERVIEW

The objective of the plan as a whole is to meet the goals. The goals cross over into other elements of the plan therefore in order to achieve a goal the objectives also must cross over. To meet the goals set forth in the plan the town should use the following process to organize and implement its goals.

Implementation Process

This comprehensive plan looks twenty years into the future and identifies patterns and trends. The purpose of the plan is to provide a process for the Town Board to use in solving local issues. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be started. Some goals may have a higher priority while others may need additional resources. The most important issue regarding implementation isn't the goals and objectives but rather a clear process defining a beginning, middle and an end of a particular goal and objectives.

To begin the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The town Board passes the goal to the Plan Commission for their recommendation.

If the Plan Commission becomes involved, it has two options;

1. Act, using only Plan Commissioners.
2. Form sub-committees with Plan Commission involvement.

Regardless of which option is exercised, the first step of the implementation process should involve community cooperation. In this initial step focus groups, affected users and or landowners, local and regional officials, experts, consultants and interested citizens are invited to attend informational meetings.

At these initial meetings the goal and its objectives are presented to the focus group. Its merits and effects on each attendee are discussed and if necessary the Plan

Commission forms a sub-committee. From there meeting schedules and agendas are set.

Meetings are held to;

- Identify other user/ focus groups that may be affected and invite them to a meeting.
- Compare the goal and its objectives to applicable local and county ordinances.
- Identify ordinance/ user conflicts.
- Identify conflict resolution options.
- Identify resources required for each option.
- Develop an action plan.
 - State desired outcome.
 - Frame each resolution option.
 - Recommend preferred implementation tool(s)
 - Develop educational/ informational program(s)
 - Develop or amend local ordinance(s)
 - Develop or amend county ordinance(s)

If a sub-committee develops the action plan it is offered to the Plan Commission. If the Plan Commission disagrees with the action plan it is sent back with revision instructions. Once the Plan Commission agrees with the action plan it sends a recommendation to the Town Board to approve the action plan. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it adopts the action plan and implements the action plan by following one or more of the following implementation tools.

This implementation process provides a basic framework for future town officials to follow when addressing the goals and objectives. To help future officials, basic objectives and a list of affected users and or focus groups are developed as part of the community cooperation. This list combined with the goals and the objectives are a framework for setting up the initial meeting.

Community Cooperation

Community cooperation is the educational and communication tools available to the town to help it analyze the need and importance of zoning and local ordinances. Through community cooperation the town can stay informed about local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation. For example the Plan Commission, sub-committee or Town Board could develop educational/ informational program(s). They could create prototypes with production and distribution cost-estimates. Final action would rest with the Town Board to approve or reject.

When organizing community cooperation efforts the following is a list of attendees to consider inviting. The list is not all inclusive nor is it generic enough to cover all situations. All stakeholders should be invited and may include the following;

Land owners, County staff, local and neighboring Plan Commission and Town Boards, interested citizens, Environmental groups, Realtors, Local assembly and state representatives, Farmland preservation and any local or regional resource.

County Ordinances

Most local units of government rely on the Dunn County Comprehensive Ordinances as the tool to implement their plan. The County's comprehensive ordinances regulate sanitary codes, subdivisions, storm water and erosion control and zoning. Of those ordinances, zoning is the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities such as street, school, recreation and utility systems. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights and setback requirements.

The Town of Hay River is currently participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan. For example the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation it sends the request to the county to the county. Once the request reaches the county it follows the county amendment process.

Recommendations of the Town comprehensive plan are long range and it is important to understand that some areas of the plan will not be developed for a number of years. Consequently, county-zoning districts may not need to be immediately changed to reflect the Town's comprehensive plan and should be changed incrementally. Zoning should always be consistent with appropriate use of the land.

Local ordinances

Another common implementation tool available to the Town Board are local ordinances such as subdivision ordinances and site plan review. The town currently has some local ordinances in place. The Town Board will review its ordinances against the comprehensive plan, county zoning ordinance and state statutes and if inconsistencies are discovered, they will make necessary ordinance revisions. For example the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. When completed, the Plan

Commission sends an approval recommendation to the Town Board. If the Town Board disagrees with the recommendation it is sent back to the Plan Commission with revision instructions. Once the Town Board agrees with the Plan Commission recommendation it either amends the existing ordinance or it adopts the new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides. Control of land divisions is of particular importance; since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. The plan recommends the Town adopt a conservation subdivision ordinance.

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

Goals and Objectives

Goal:

A long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The goals are the Town's desired destination.

The Land Use Planning Committees through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input accomplished development of goals. The goals are to be used as guidelines for making development policies and decisions regarding achieving the most desirable community growth. Over time the Land Use Commission created the following goals and objective based on the information gathered from the survey.

Goal Maintain the rural character of the town.

Objective Adopt a conservation subdivision ordinance to address

- Purchase of development rights
- Preservation of Farmland and woodlands
- Preserve green space

Objective Educate residents about rural living and rural lifestyles

Objective Preserve farmland

- Voluntary set aside of farmland and woods

Objective Preserve natural resources

Goal Preserve productive agricultural lands.

Objective Create an ag-protection area with;

- Varied housing density requirements

Objective Create site plan review requirements

Objective Create conservation subdivision ordinance with;

- Farmland as a green space ownership option

Objective Develop educational guides such as;

- Hay River Code of Rural Living handout

- State and federal farm preservation programs
- Objective** Establish development guidelines
 - define local timeline and review approval processes
 - create a Hay River Code of Rural Living Informational handout
- Objective** Work with county to preserve as much local control in these areas
- Goal** Protect/ preserve areas of environmental significance.
 - Objective** Map areas of environmental significance
 - Objective** Work cooperatively with Dunn County to achieve NR151 and ATCP50 performance standards.
- Goal** Establish a forum with surrounding communities to discuss common planning issues.
 - Objective** Coordinate and initiate regular scheduled meetings with surrounding units of government to discuss and review development local and county issues
- Goal** Balance growth with town resources.
 - Objective** Inventory town resources
 - Objective** Categorize/monitor growth
 - Objective** Track patterns, asses impacts and predict future needs
 - Objective** Explore impact fees
- Goal** Promote an environmentally sound approach to residential development.
 - Objective** Create a conservation subdivision ordinance to;
 - Maximize green space
 - Objective** Create Site Plan review requirements
 - Objective** Reconcile conflicting language in county ordinances such as;
 - Ag protection areas
 - Objective** Inventory and map environmentally significant areas and establish development criteria

Integration

In order to meet the goals and objectives laid out in the Implementation element, portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader viewpoint. The driving force behind this whole process has been a comprehensive analysis of the community, as the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

Plan Monitoring and Updating

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update it depends on new conditions and issues that demand a plan update. The Town of Hay River will monitor the progress of plan implementation and evaluate it against changing conditions on at least a five year interval or as changes warrant. The Plan Commission will remain flexible with regard to updates.

Appendix A

Census 2000

Table DP-1. Profile of General Demographic Characteristics: 2000

Geographic area: Hay River town, Dunn County, Wisconsin

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total population	546	100.0	HISPANIC OR LATINO AND RACE		
SEX AND AGE			Total population	546	100.0
Male.....	270	49.5	Hispanic or Latino (of any race).....	4	0.7
Female.....	276	50.5	Mexican.....	4	0.7
Under 5 years.....	42	7.7	Puerto Rican.....	-	-
5 to 9 years.....	42	7.7	Cuban.....	-	-
10 to 14 years.....	60	11.0	Other Hispanic or Latino.....	-	-
15 to 19 years.....	30	5.5	Not Hispanic or Latino.....	542	99.3
20 to 24 years.....	26	4.8	White alone.....	536	98.2
25 to 34 years.....	67	12.3	RELATIONSHIP		
35 to 44 years.....	83	15.2	Total population	546	100.0
45 to 54 years.....	84	15.4	In households.....	546	100.0
55 to 59 years.....	27	4.9	Householder.....	194	35.5
60 to 64 years.....	25	4.6	Spouse.....	122	22.3
65 to 74 years.....	33	6.0	Child.....	192	35.2
75 to 84 years.....	22	4.0	Own child under 18 years.....	153	28.0
85 years and over.....	5	0.9	Other relatives.....	14	2.6
Median age (years).....	36.3	(X)	Under 18 years.....	4	0.7
18 years and over.....	384	70.3	Nonrelatives.....	24	4.4
Male.....	199	36.4	Unmarried partner.....	14	2.6
Female.....	185	33.9	In group quarters.....	-	-
21 years and over.....	363	66.5	Institutionalized population.....	-	-
62 years and over.....	78	14.3	Noninstitutionalized population.....	-	-
65 years and over.....	60	11.0	HOUSEHOLD BY TYPE		
Male.....	32	5.9	Total households	194	100.0
Female.....	28	5.1	Family households (families).....	150	77.3
RACE			With own children under 18 years.....	73	37.6
One race.....	541	99.1	Married-couple family.....	122	62.9
White.....	536	98.2	With own children under 18 years.....	61	31.4
Black or African American.....	-	-	Female householder, no husband present.....	19	9.8
American Indian and Alaska Native.....	-	-	With own children under 18 years.....	8	4.1
Asian.....	1	0.2	Nonfamily households.....	44	22.7
Asian Indian.....	-	-	Householder living alone.....	38	19.6
Chinese.....	-	-	Householder 65 years and over.....	12	6.2
Filipino.....	-	-	Households with individuals under 18 years.....	78	40.2
Japanese.....	-	-	Households with individuals 65 years and over.....	42	21.6
Korean.....	1	0.2	Average household size.....	2.81	(X)
Vietnamese.....	-	-	Average family size.....	3.19	(X)
Other Asian ¹	-	-	HOUSING OCCUPANCY		
Native Hawaiian and Other Pacific Islander.....	-	-	Total housing units	204	100.0
Native Hawaiian.....	-	-	Occupied housing units.....	194	95.1
Guamanian or Chamorro.....	-	-	Vacant housing units.....	10	4.9
Samoan.....	-	-	For seasonal, recreational, or		
Other Pacific Islander ²	-	-	occasional use.....	2	1.0
Some other race.....	4	0.7	Homeowner vacancy rate (percent).....	-	(X)
Two or more races.....	5	0.9	Rental vacancy rate (percent).....	8.0	(X)
Race alone or in combination with one			HOUSING TENURE		
or more other races: ³			Occupied housing units	194	100.0
White.....	541	99.1	Owner-occupied housing units.....	171	88.1
Black or African American.....	1	0.2	Renter-occupied housing units.....	23	11.9
American Indian and Alaska Native.....	3	0.5	Average household size of owner-occupied units.....	2.78	(X)
Asian.....	2	0.4	Average household size of renter-occupied units.....	3.09	(X)
Native Hawaiian and Other Pacific Islander.....	-	-			
Some other race.....	4	0.7			

- Represents zero or rounds to zero. (X) Not applicable.

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

Table DP-2. Profile of Selected Social Characteristics: 2000

Geographic area: Hay River town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	127	100.0	Total population.....	565	100.0
Nursery school, preschool.....	6	4.7	Native.....	560	99.1
Kindergarten.....	9	7.1	Born in United States.....	560	99.1
Elementary school (grades 1-8).....	81	63.8	State of residence.....	458	81.1
High school (grades 9-12).....	22	17.3	Different state.....	102	18.1
College or graduate school.....	9	7.1	Born outside United States.....	-	-
			Foreign born.....	5	0.9
			Entered 1990 to March 2000.....	-	-
EDUCATIONAL ATTAINMENT			Naturalized citizen.....	5	0.9
Population 25 years and over.....	354	100.0	Not a citizen.....	-	-
Less than 9th grade.....	21	5.9			
9th to 12th grade, no diploma.....	49	13.8	REGION OF BIRTH OF FOREIGN BORN		
High school graduate (includes equivalency).....	139	39.3	Total (excluding born at sea).....	5	100.0
Some college, no degree.....	32	9.0	Europe.....	5	100.0
Associate degree.....	31	8.8	Asia.....	-	-
Bachelor's degree.....	72	20.3	Africa.....	-	-
Graduate or professional degree.....	10	2.8	Oceania.....	-	-
Percent high school graduate or higher.....	80.2	(X)	Latin America.....	-	-
Percent bachelor's degree or higher.....	23.2	(X)	Northern America.....	-	-
MARITAL STATUS			LANGUAGE SPOKEN AT HOME		
Population 15 years and over.....	423	100.0	Population 5 years and over.....	515	100.0
Never married.....	84	19.9	English only.....	510	99.0
Now married, except separated.....	282	66.7	Language other than English.....	5	1.0
Separated.....	6	1.4	Speak English less than "very well".....	-	-
Widowed.....	13	3.1	Spanish.....	-	-
Female.....	7	1.7	Speak English less than "very well".....	-	-
Divorced.....	38	9.0	Other Indo-European languages.....	4	0.8
Female.....	22	5.2	Speak English less than "very well".....	-	-
			Asian and Pacific Island languages.....	1	0.2
			Speak English less than "very well".....	-	-
GRANDPARENTS AS CAREGIVERS					
Grandparent living in household with one or more own grandchildren under 18 years.....	7	100.0	ANCESTRY (single or multiple)		
Grandparent responsible for grandchildren.....	2	28.6	Total population.....	565	100.0
			Total ancestries reported.....	651	115.2
VETERAN STATUS			Arab.....	-	-
Civilian population 18 years and over ..	401	100.0	Czech ¹	5	0.9
Civilian veterans.....	64	16.0	Danish.....	9	1.6
			Dutch.....	13	2.3
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION			English.....	36	6.4
Population 5 to 20 years.....	140	100.0	French (except Basque) ¹	12	2.1
With a disability.....	15	10.7	French Canadian ¹	3	0.5
Population 21 to 64 years.....	307	100.0	German.....	214	37.9
With a disability.....	50	16.3	Greek.....	-	-
Percent employed.....	70.0	(X)	Hungarian.....	-	-
No disability.....	257	83.7	Irish ¹	47	8.3
Percent employed.....	80.5	(X)	Italian.....	1	0.2
Population 65 years and over.....	68	100.0	Lithuanian.....	-	-
With a disability.....	32	47.1	Norwegian.....	183	32.4
			Polish.....	10	1.8
RESIDENCE IN 1995			Portuguese.....	-	-
Population 5 years and over.....	515	100.0	Russian.....	-	-
Same house in 1995.....	362	70.3	Scotch-Irish.....	-	-
Different house in the U.S. in 1995.....	153	29.7	Scottish.....	4	0.7
Same county.....	111	21.6	Slovak.....	20	3.5
Different county.....	42	8.2	Subsaharan African.....	-	-
Same state.....	30	5.8	Swedish.....	17	3.0
Different state.....	12	2.3	Swiss.....	3	0.5
Elsewhere in 1995.....	-	-	Ukrainian.....	-	-
			United States or American.....	26	4.6
			Welsh.....	-	-
			West Indian (excluding Hispanic groups).....	-	-
			Other ancestries.....	48	8.5

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-3. Profile of Selected Economic Characteristics: 2000

Geographic area: Hay River town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over	411	100.0	Households	199	100.0
In labor force	309	75.2	Less than \$10,000	12	6.0
Civilian labor force	309	75.2	\$10,000 to \$14,999	14	7.0
Employed	280	68.1	\$15,000 to \$24,999	25	12.6
Unemployed	29	7.1	\$25,000 to \$34,999	28	14.1
Percent of civilian labor force	9.4	(X)	\$35,000 to \$49,999	30	15.1
Armed Forces	-	-	\$50,000 to \$74,999	58	29.1
Not in labor force	102	24.8	\$75,000 to \$99,999	24	12.1
Females 16 years and over	198	100.0	\$100,000 to \$149,999	6	3.0
In labor force	148	74.7	\$150,000 to \$199,999	-	-
Civilian labor force	148	74.7	\$200,000 or more	2	1.0
Employed	135	68.2	Median household income (dollars)	41,458	(X)
Own children under 6 years	52	100.0	With earnings	172	86.4
All parents in family in labor force	46	88.5	Mean earnings (dollars) ¹	43,253	(X)
COMMUTING TO WORK			With Social Security income	54	27.1
Workers 16 years and over	280	100.0	Mean Social Security income (dollars) ¹	10,537	(X)
Car, truck, or van - - drove alone	203	72.5	With Supplemental Security Income	12	6.0
Car, truck, or van - - carpooled	35	12.5	Mean Supplemental Security Income		
Public transportation (including taxicab)	-	-	(dollars) ¹	4,700	(X)
Walked	9	3.2	With public assistance income	4	2.0
Other means	5	1.8	Mean public assistance income (dollars) ¹	650	(X)
Worked at home	28	10.0	With retirement income	37	18.6
Mean travel time to work (minutes) ¹	33.2	(X)	Mean retirement income (dollars) ¹	13,213	(X)
Employed civilian population			Families	161	100.0
16 years and over	280	100.0	Less than \$10,000	-	-
OCCUPATION			\$10,000 to \$14,999	5	3.1
Management, professional, and related			\$15,000 to \$24,999	18	11.2
occupations	71	25.4	\$25,000 to \$34,999	30	18.6
Service occupations	40	14.3	\$35,000 to \$49,999	28	17.4
Sales and office occupations	50	17.9	\$50,000 to \$74,999	55	34.2
Farming, fishing, and forestry occupations	11	3.9	\$75,000 to \$99,999	19	11.8
Construction, extraction, and maintenance			\$100,000 to \$149,999	6	3.7
occupations	46	16.4	\$150,000 to \$199,999	-	-
Production, transportation, and material moving			\$200,000 or more	-	-
occupations	62	22.1	Median family income (dollars)	48,750	(X)
INDUSTRY			Per capita income (dollars) ¹	19,272	(X)
Agriculture, forestry, fishing and hunting,			Median earnings (dollars):		
and mining	34	12.1	Male full-time, year-round workers	30,795	(X)
Construction	36	12.9	Female full-time, year-round workers	20,179	(X)
Manufacturing	44	15.7			
Wholesale trade	8	2.9		Number	Percent
Retail trade	38	13.6		below	below
Transportation and warehousing, and utilities	11	3.9		poverty	poverty
Information	4	1.4		level	level
Finance, insurance, real estate, and rental and					
leasing	12	4.3	POVERTY STATUS IN 1999		
Professional, scientific, management, adminis-			Families	2	1.2
trative, and waste management services	14	5.0	With related children under 18 years	2	2.6
Educational, health and social services	45	16.1	With related children under 5 years	2	4.9
Arts, entertainment, recreation, accommodation			Families with female householder, no		
and food services	16	5.7	husband present	-	-
Other services (except public administration)	11	3.9	With related children under 18 years	-	-
Public administration	7	2.5	With related children under 5 years	-	-
CLASS OF WORKER			Individuals	35	6.2
Private wage and salary workers	202	72.1	18 years and over	28	7.0
Government workers	31	11.1	65 years and over	4	5.9
Self-employed workers in own not incorporated			Related children under 18 years	7	4.3
business	43	15.4	Related children 5 to 17 years	5	4.4
Unpaid family workers	4	1.4	Unrelated individuals 15 years and over	23	44.2

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

See text.

Source: U.S. Bureau of the Census, Census 2000.

Table DP-4. Profile of Selected Housing Characteristics: 2000

Geographic area: Hay River town, Dunn County, Wisconsin

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
Total housing units	206	100.0	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units	193	100.0
1-unit, detached	143	69.4	1.00 or less	181	93.8
1-unit, attached	-	-	1.01 to 1.50	10	5.2
2 units	2	1.0	1.51 or more	2	1.0
3 or 4 units	-	-	Specified owner-occupied units	41	100.0
5 to 9 units	-	-	VALUE		
10 to 19 units	-	-	Less than \$50,000	4	9.8
20 or more units	-	-	\$50,000 to \$99,999	17	41.5
Mobile home	61	29.6	\$100,000 to \$149,999	16	39.0
Boat, RV, van, etc.	-	-	\$150,000 to \$199,999	4	9.8
YEAR STRUCTURE BUILT			\$200,000 to \$299,999	-	-
1999 to March 2000	-	-	\$300,000 to \$499,999	-	-
1995 to 1998	15	7.3	\$500,000 to \$999,999	-	-
1990 to 1994	15	7.3	\$1,000,000 or more	-	-
1980 to 1989	23	11.2	Median (dollars)	98,300	(X)
1970 to 1979	41	19.9	MORTGAGE STATUS AND SELECTED		
1960 to 1969	22	10.7	MONTHLY OWNER COSTS		
1940 to 1959	12	5.8	With a mortgage	24	58.5
1939 or earlier	78	37.9	Less than \$300	-	-
ROOMS			\$300 to \$499	2	4.9
1 room	-	-	\$500 to \$699	10	24.4
2 rooms	-	-	\$700 to \$999	10	24.4
3 rooms	10	4.9	\$1,000 to \$1,499	2	4.9
4 rooms	38	18.4	\$1,500 to \$1,999	-	-
5 rooms	44	21.4	\$2,000 or more	-	-
6 rooms	52	25.2	Median (dollars)	700	(X)
7 rooms	25	12.1	Not mortgaged	17	41.5
8 rooms	17	8.3	Median (dollars)	321	(X)
9 or more rooms	20	9.7	SELECTED MONTHLY OWNER COSTS		
Median (rooms)	5.7	(X)	AS A PERCENTAGE OF HOUSEHOLD		
Occupied housing units	193	100.0	INCOME IN 1999		
YEAR HOUSEHOLDER MOVED INTO UNIT			Less than 15.0 percent	14	34.1
1999 to March 2000	21	10.9	15.0 to 19.9 percent	21	51.2
1995 to 1998	48	24.9	20.0 to 24.9 percent	-	-
1990 to 1994	34	17.6	25.0 to 29.9 percent	-	-
1980 to 1989	40	20.7	30.0 to 34.9 percent	-	-
1970 to 1979	20	10.4	35.0 percent or more	6	14.6
1969 or earlier	30	15.5	Not computed	-	-
VEHICLES AVAILABLE			Specified renter-occupied units	18	100.0
None	2	1.0	GROSS RENT		
1	35	18.1	Less than \$200	-	-
2	85	44.0	\$200 to \$299	-	-
3 or more	71	36.8	\$300 to \$499	11	61.1
HOUSE HEATING FUEL			\$500 to \$749	-	-
Utility gas	6	3.1	\$750 to \$999	-	-
Bottled, tank, or LP gas	116	60.1	\$1,000 to \$1,499	-	-
Electricity	4	2.1	\$1,500 or more	-	-
Fuel oil, kerosene, etc.	30	15.5	No cash rent	7	38.9
Coal or coke	-	-	Median (dollars)	404	(X)
Wood	37	19.2	GROSS RENT AS A PERCENTAGE OF		
Solar energy	-	-	HOUSEHOLD INCOME IN 1999		
Other fuel	-	-	Less than 15.0 percent	5	27.8
No fuel used	-	-	15.0 to 19.9 percent	4	22.2
SELECTED CHARACTERISTICS			20.0 to 24.9 percent	2	11.1
Lacking complete plumbing facilities	2	1.0	25.0 to 29.9 percent	-	-
Lacking complete kitchen facilities	-	-	30.0 to 34.9 percent	-	-
No telephone service	5	2.6	35.0 percent or more	-	-
			Not computed	7	38.9

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

Appendix B

MAPS

The following maps are included and referenced as follows;

Map 1 (Zoning) details the existing zoning classifications

Map 2 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

Mixed

Parcel of land greater than 10 acres, is not residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Map 3 (Steep Slopes) locates steep slopes

Map 4 (Woodlots) locates wooded areas 10 acres in size or greater

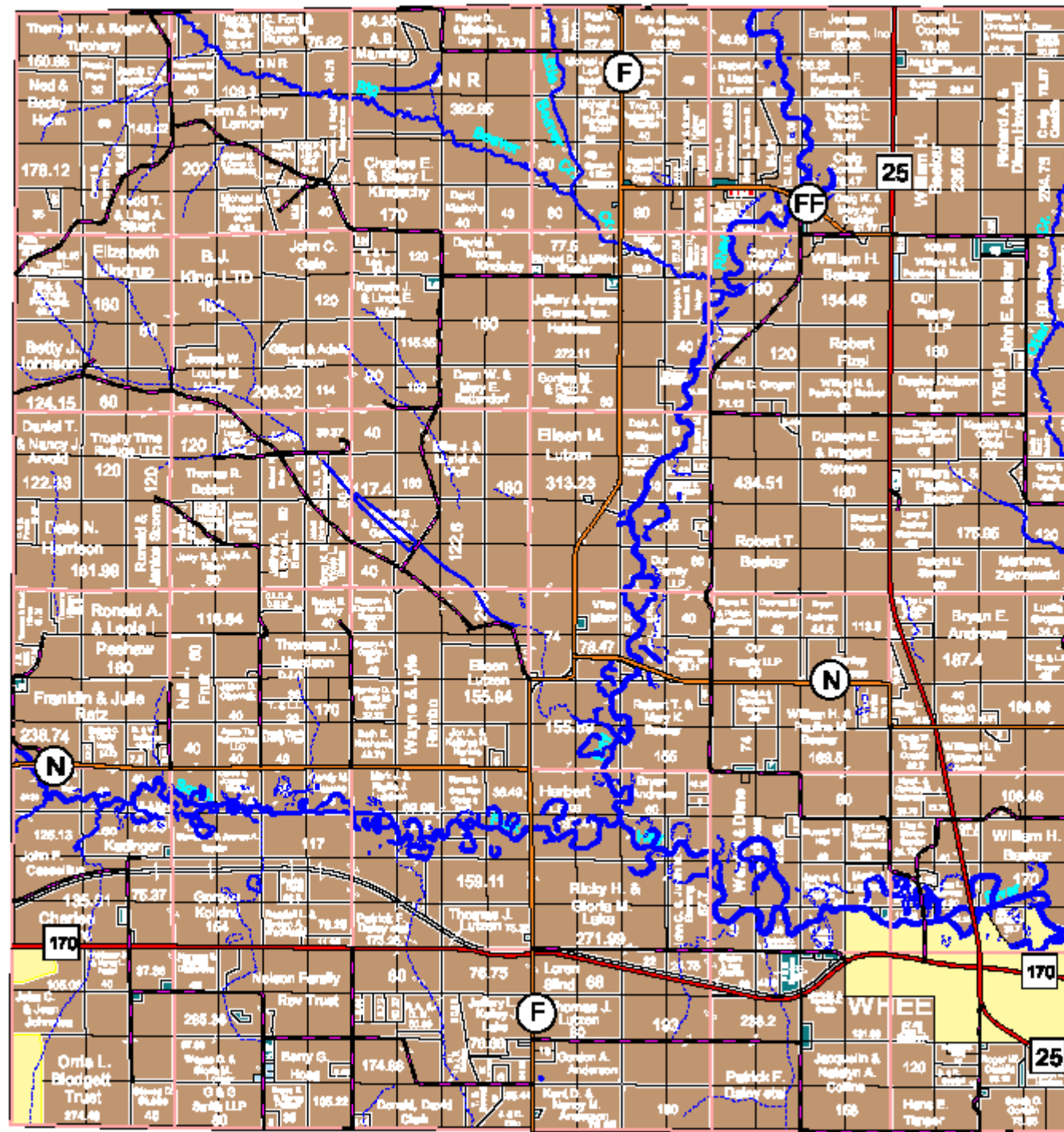
Map 5 (Wetlands) locates wetland areas based on soil characteristics

Map 6 (Water Quality Management Areas and Frequently Flooded)

Map 7 (Soil Productivity) delineates soils by classes

Map 8 (Preferred Land Use) delineates preferred land uses

Map 9 School Districts



EXISTING Zoning Town of Hay River Dunn County, Wisconsin



Existing Zoning

- Exclusive Ag
- Agricultural
- Ag Residential
- Commercial
- Restricted Commercial
- Industrial
- Residential 1
- Residential 2
- Rural Housing
- Shoreland Recreational
- Non- Taxed

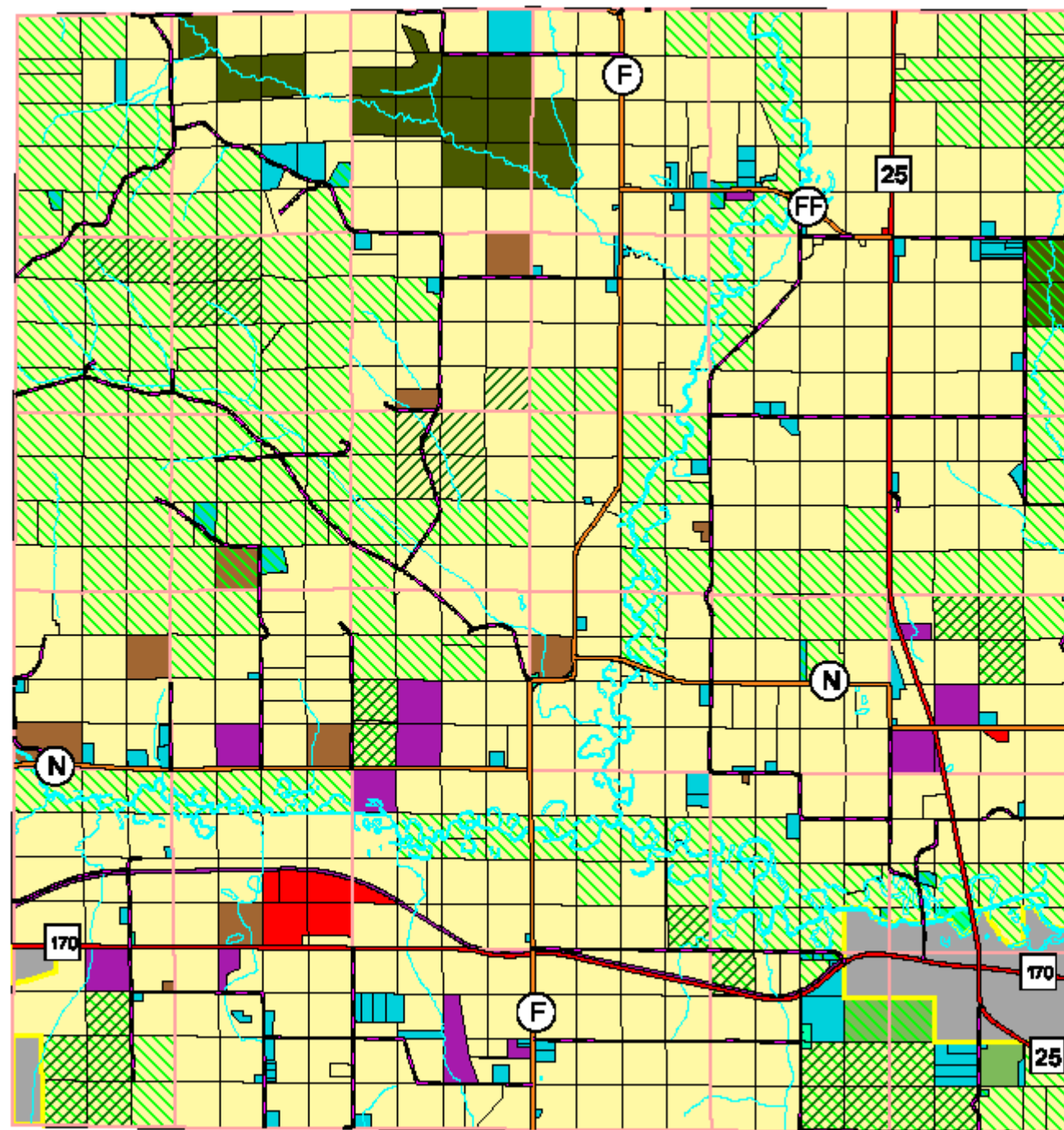
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- 1 Sections
- Hydrology

2004 Photography

January, 2005



1 0 1 2 Miles

EXISTING LANDUSE **Town of Hay River** **Dunn County, Wisconsin**



Existing Land Use

- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

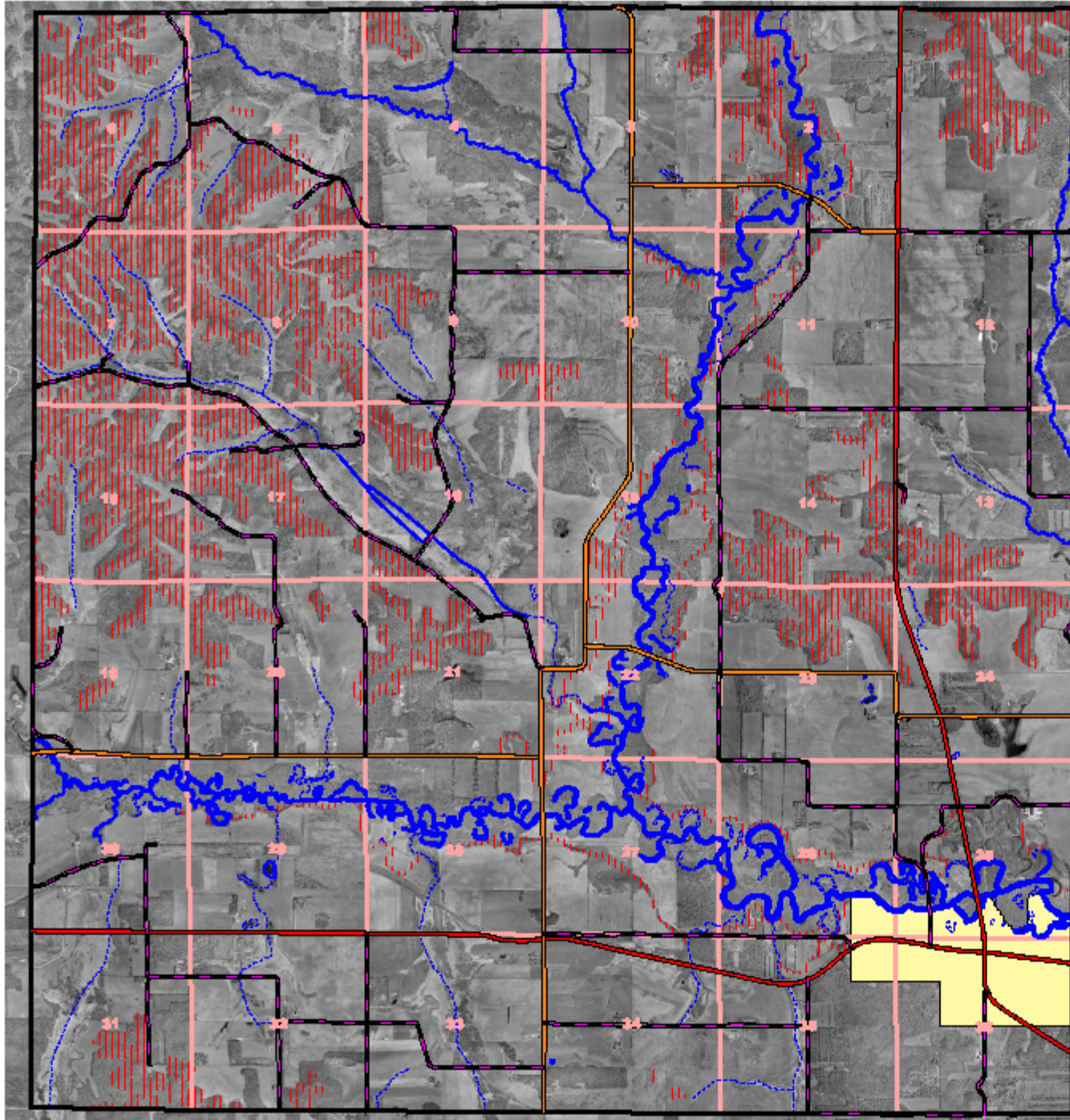
TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

2004 Photography

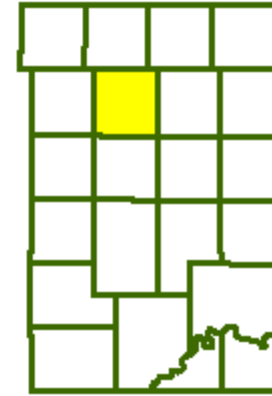
January, 2005



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STEEP SLOPES

Town of Hay River
Dunn County, Wisconsin



 Slopes Greater Than 20 Percent

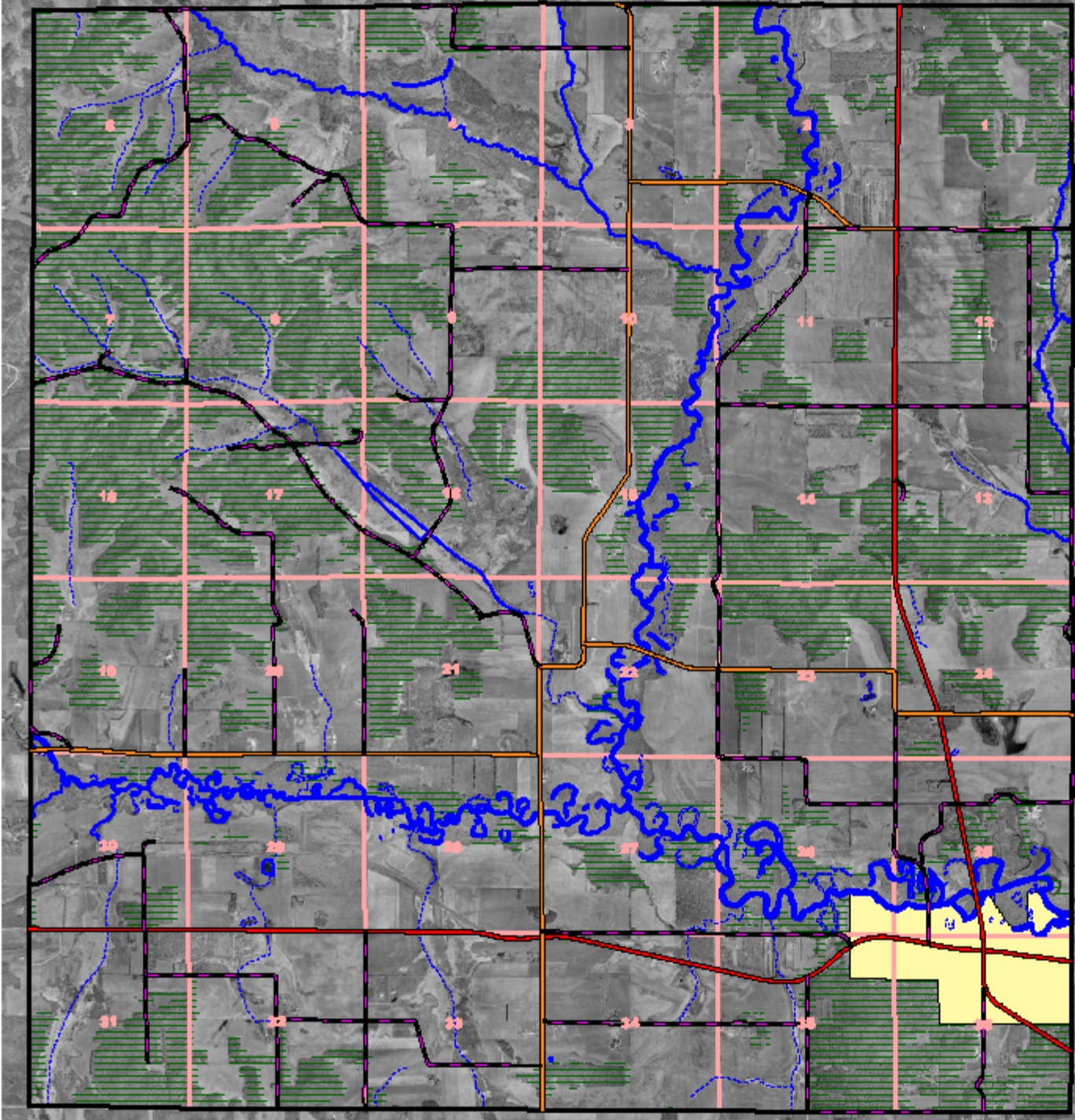
TRANSPORTATION

 Interstate
 Federal
 State
 County
 Town

 Sections
 Hydrology

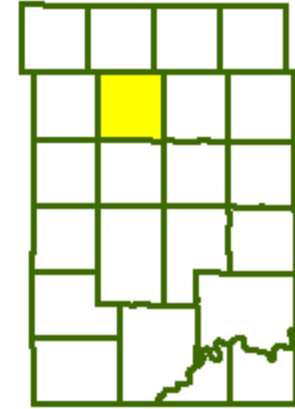
2004 Photography

January, 2005



1 0 1 2 Miles

WOODLOTS GREATER THAN 10 ACRES Town of Hay River Dunn County, Wisconsin



N
0
1

Woodlots Greater
Than 10 Acres

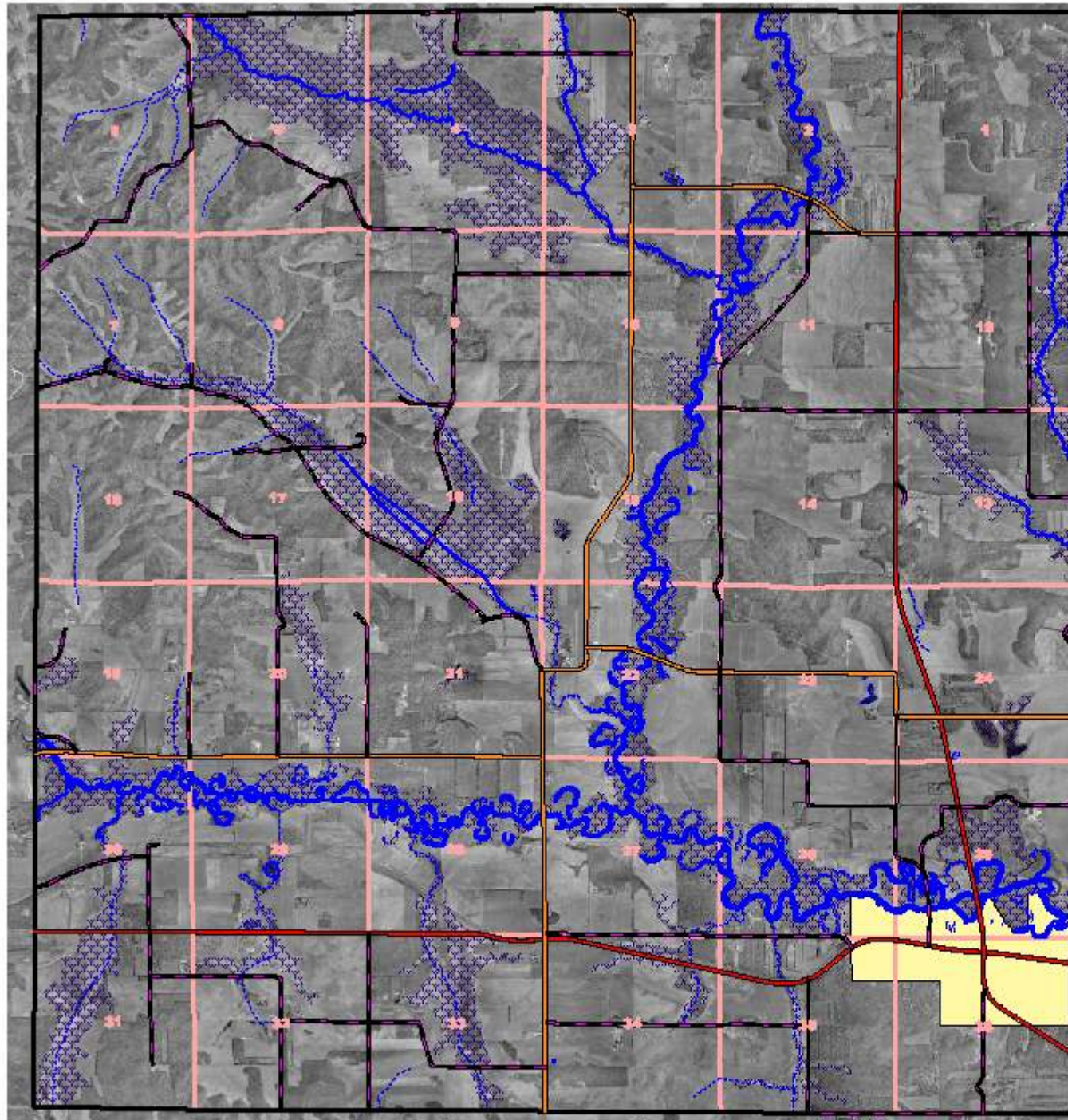
TRANSPORTATION

Interstate
Federal
State
County
Town

1 Sections
Hydrology

2004 Photography

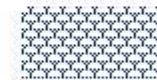
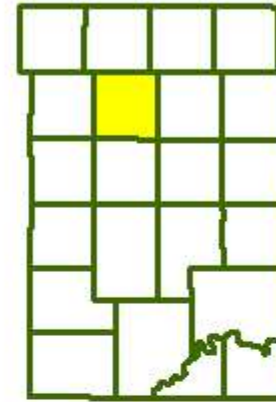
January, 2005



1 0 1 2 Miles

WETLANDS

Town of Hay River
Dunn County, Wisconsin



Hydric Soils

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town



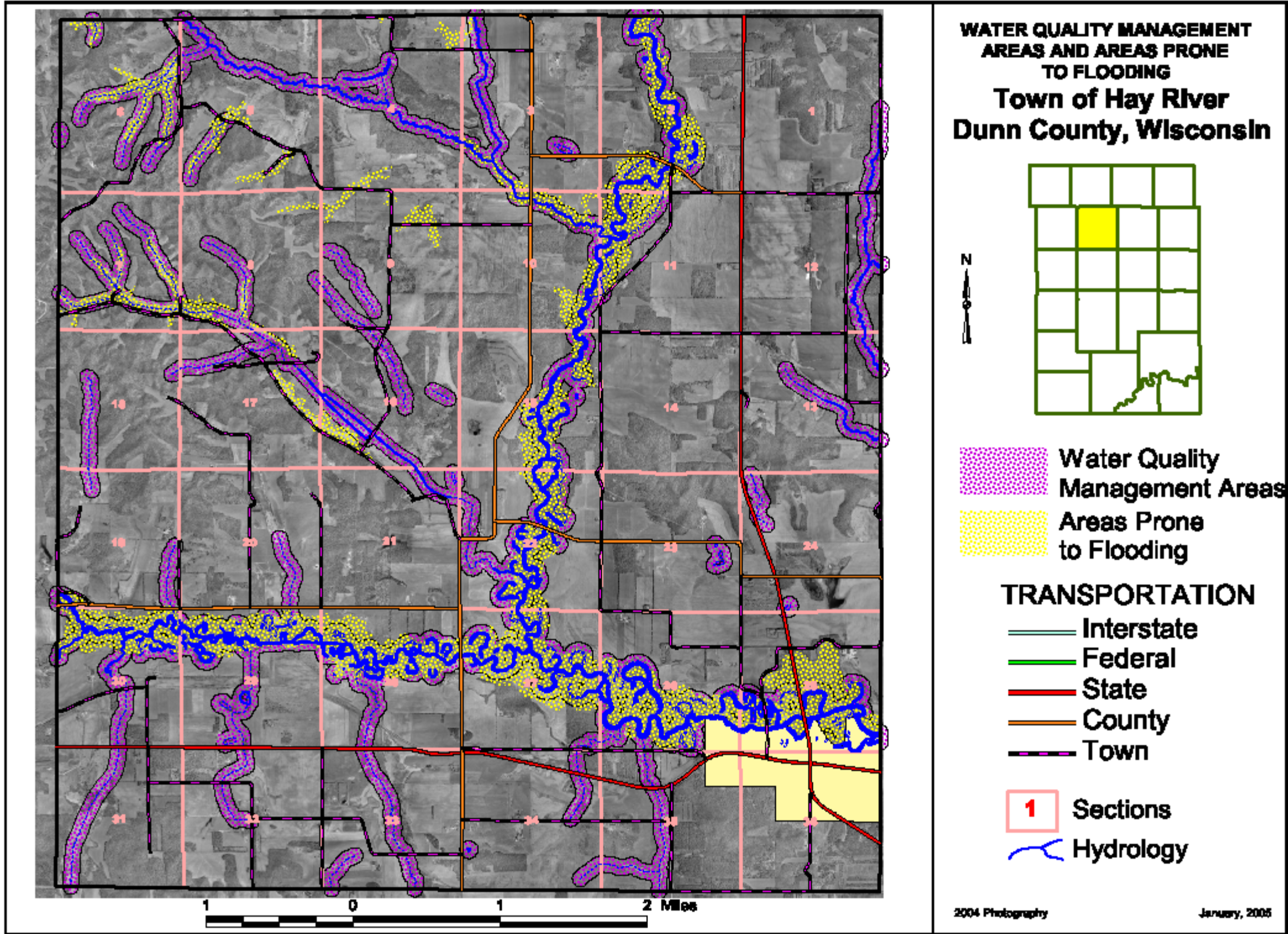
Sections

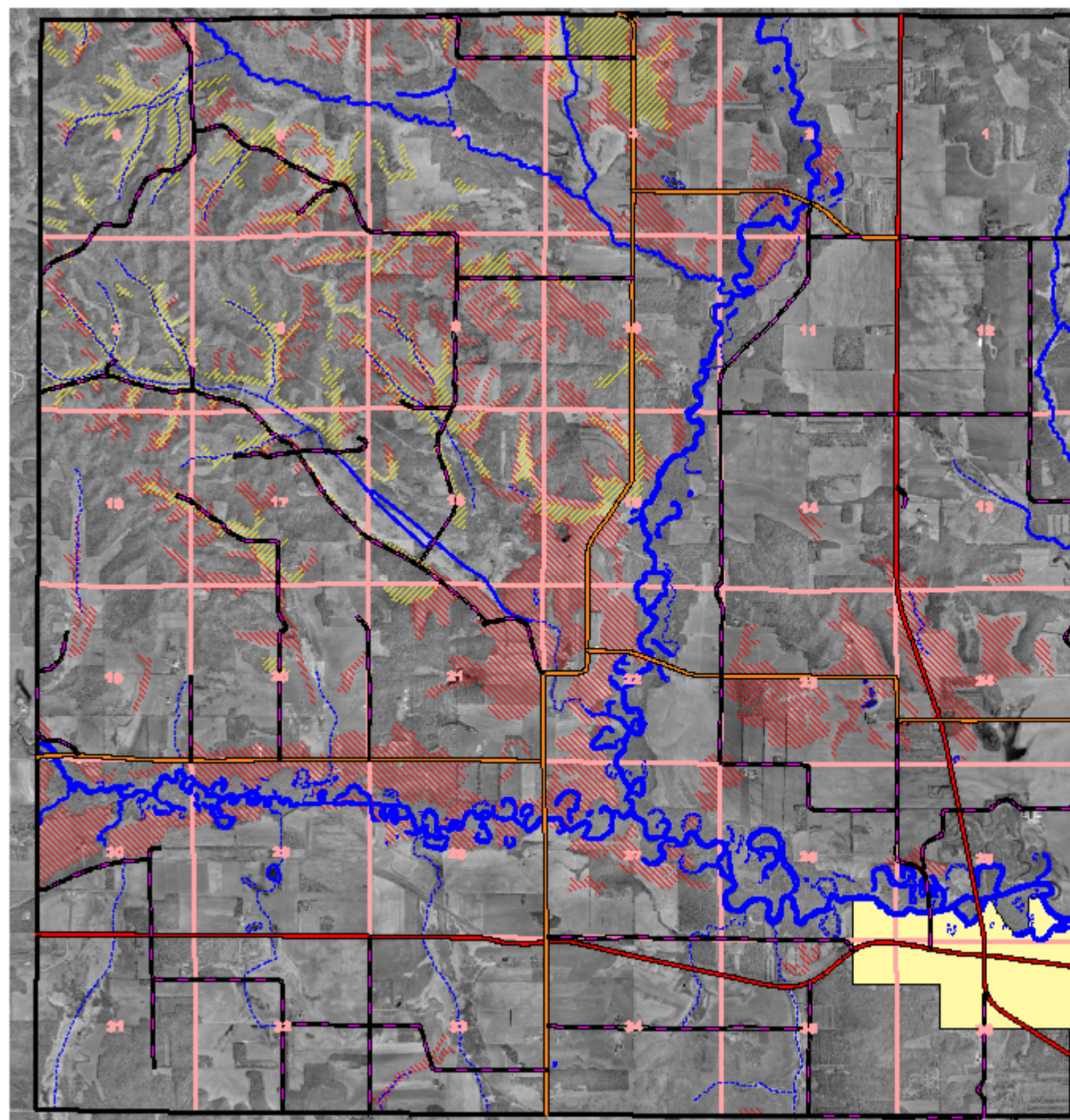


Hydrology

2004 Photography

January, 2005

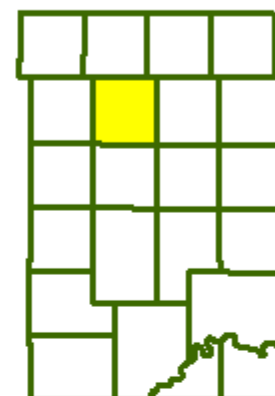




1 0 1 2 Miles

SOIL PRODUCTIVITY

Town of Hay River
Dunn County, Wisconsin



N



High



Medium

TRANSPORTATION

Interstate

Federal

State

County

Town



Sections



Hydrology

2004 Photography

January, 2005

PREFERRED LAND USE **Town of Hay River** **Dunn County, Wisconsin**



Preferred Land Use

- Industrial
- Commercial
- Residential-Ag
- Farmland
- Low Density Residential
- Public Recreation
- Public

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

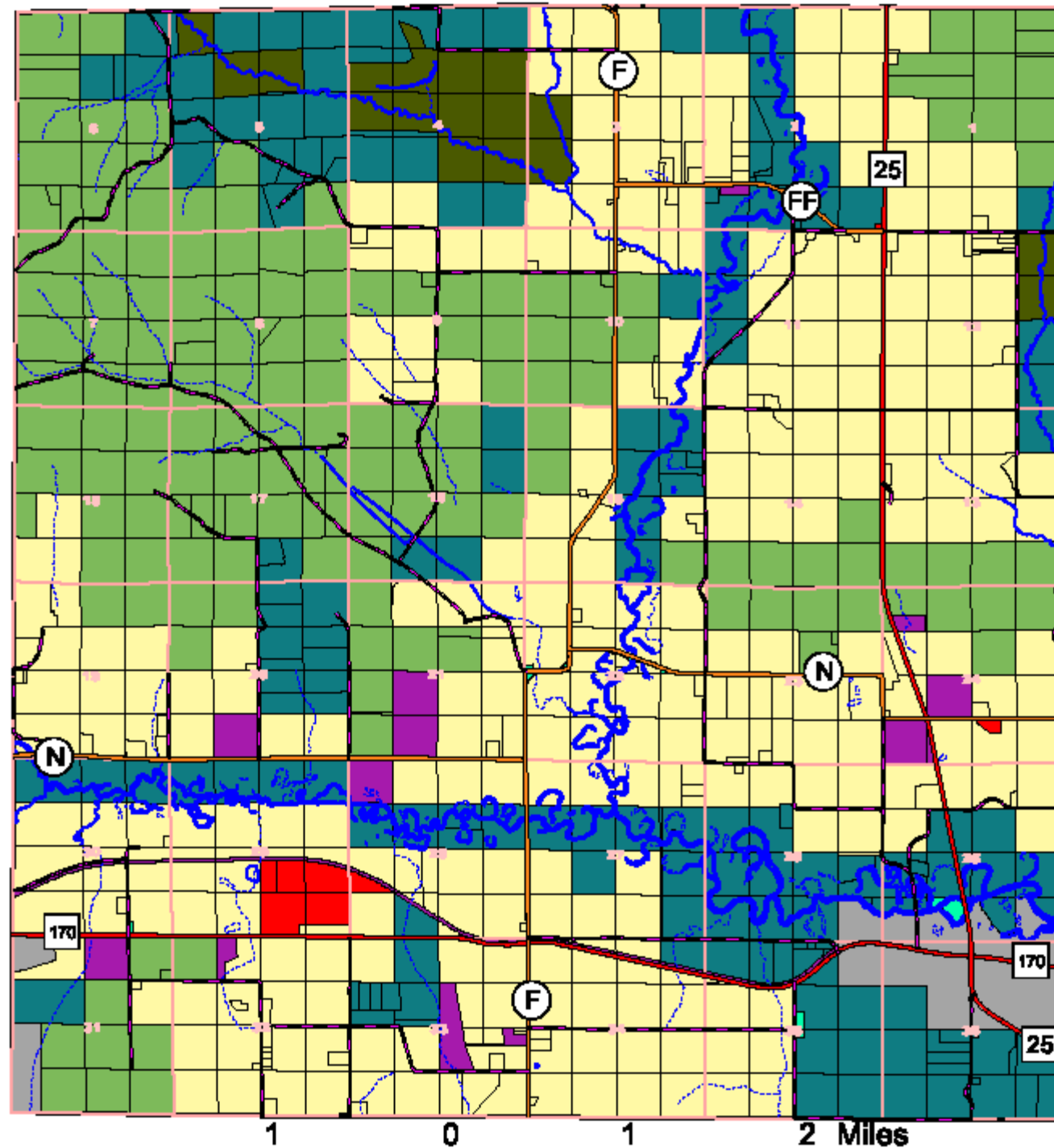
- Sections

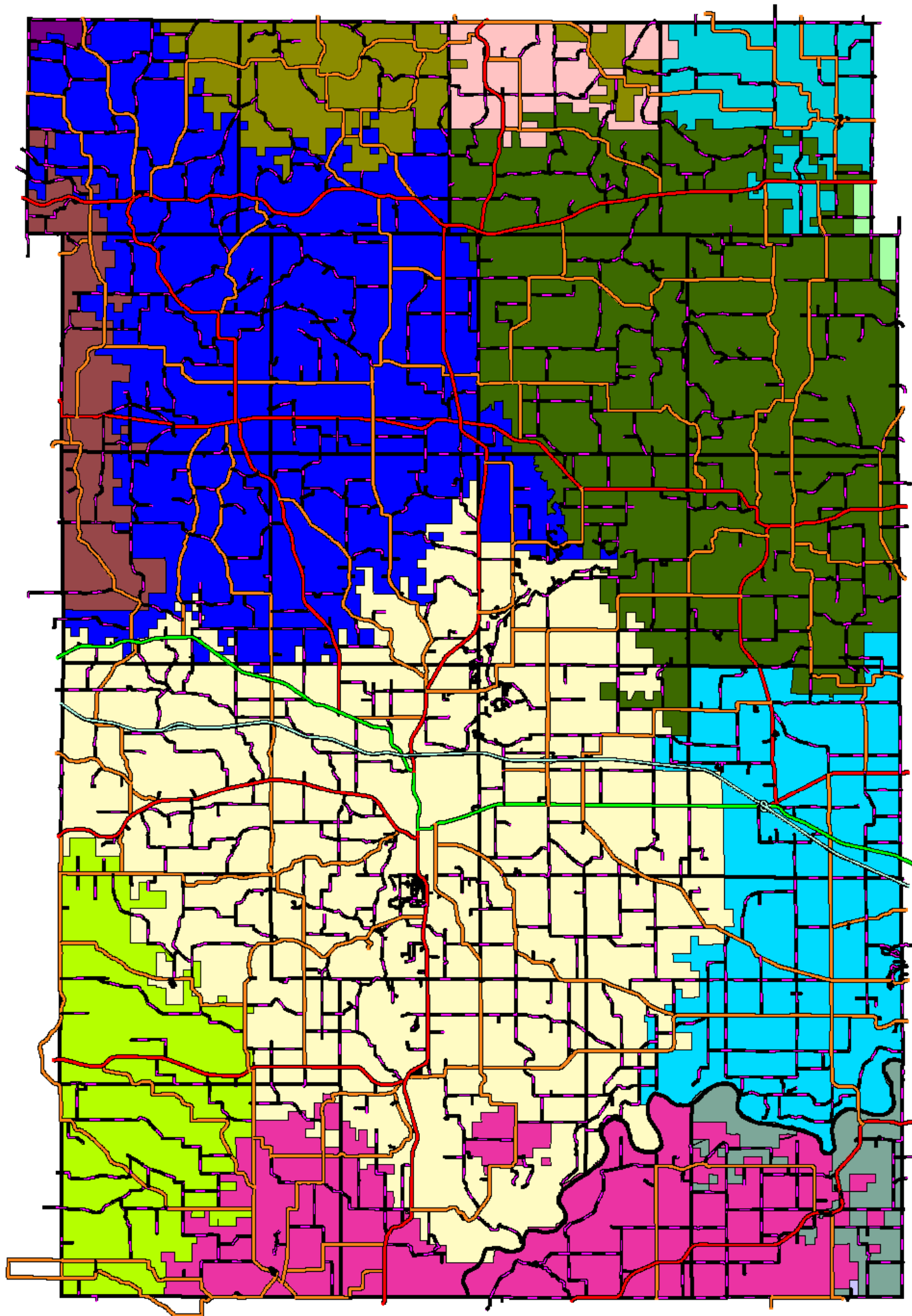
- Hydrology

- Villages

2004 Photography

January, 2006





Transportation

- Interstate
- Federal
- State
- County
- Town

School Districts

- | | |
|--------------|-----------------|
| — Barron | — Eau Claire |
| — Bloomer | — Elk Mound |
| — Boyceville | — Elmwood |
| — Chetek | — Glenwood City |
| — Clear Lake | — Menomonie |
| — Colfax | — Mondovi |
| — Durand | — Prairie Farm |

**SCHOOL DISTRICTS
Dunn County, Wisconsin**

January 2005

Appendix C

NR151 and ATCP 50 Policies

- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.
- The Committee would like to see the re-establishment of grassed waterways as a high priority best management practice and that this practice be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).
- Coordinate with the USDA-Natural Resources Conservation Service and the Dunn County Land Conservation Division to educate landowners and help them qualify for the Conservation Security program, so that when the Hay River Basin is selected, landowners can take advantage of the incentive payments.
- The Committee inventoried barnyards, manure storage facilities, unconfined manure stacks, and overgrazing within the Water Quality Management Area. The Committee would like to have Land Conservation Staff work with farmers to achieve compliance with NR 151.
- Work with all landowners, living near streams, to voluntarily participate in an “Adopt a Stream Program” to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate, as a group, they should be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation, Dutch Elm disease, oak wilt, bark beetle, blister rust, and other woodland management problems.
- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS and the Land Conservation Division to become aware of what plants are considered invasive and to become educated on their control.
- Recommend educating landowners on the importance of allowing hunting to control wildlife populations.

Appendix D

Citizens Opinion Survey